Stage 1 DA Design Report Addendum

110 George Street

Parramatta, NSW

Terraform Capital

RF Corval

01.04.2021

TERRAFORM CAPITAL

rf corval

CRONE ~~ARCHITECTS~~

Level 18, 680 George Street

Sydney NSW, Australia 2000

E ——— info@crone.com.au

T ——— + 61 2 8295 5300

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Introduction

This document forms an addendum to the proposed Stage 1 Development Application at 110 George Street, Parramatta DA/712/2020.

The proposed **Stage 1 DA Envelope and Reference Design amendments** have been developed in response to the RFI letter from the City of Parramatta dated 10th February, 2021 as well as detailed discussions with Council staff on the 17th of March, 2021.

We believe the revised proposal successfully provides a framework for Design Excellence outcomes in the future and is able tp satisfy any design, technical and environmental issues raised within the RFI or through discussion with Council staff.

1

Urban Context
Transport and Connections

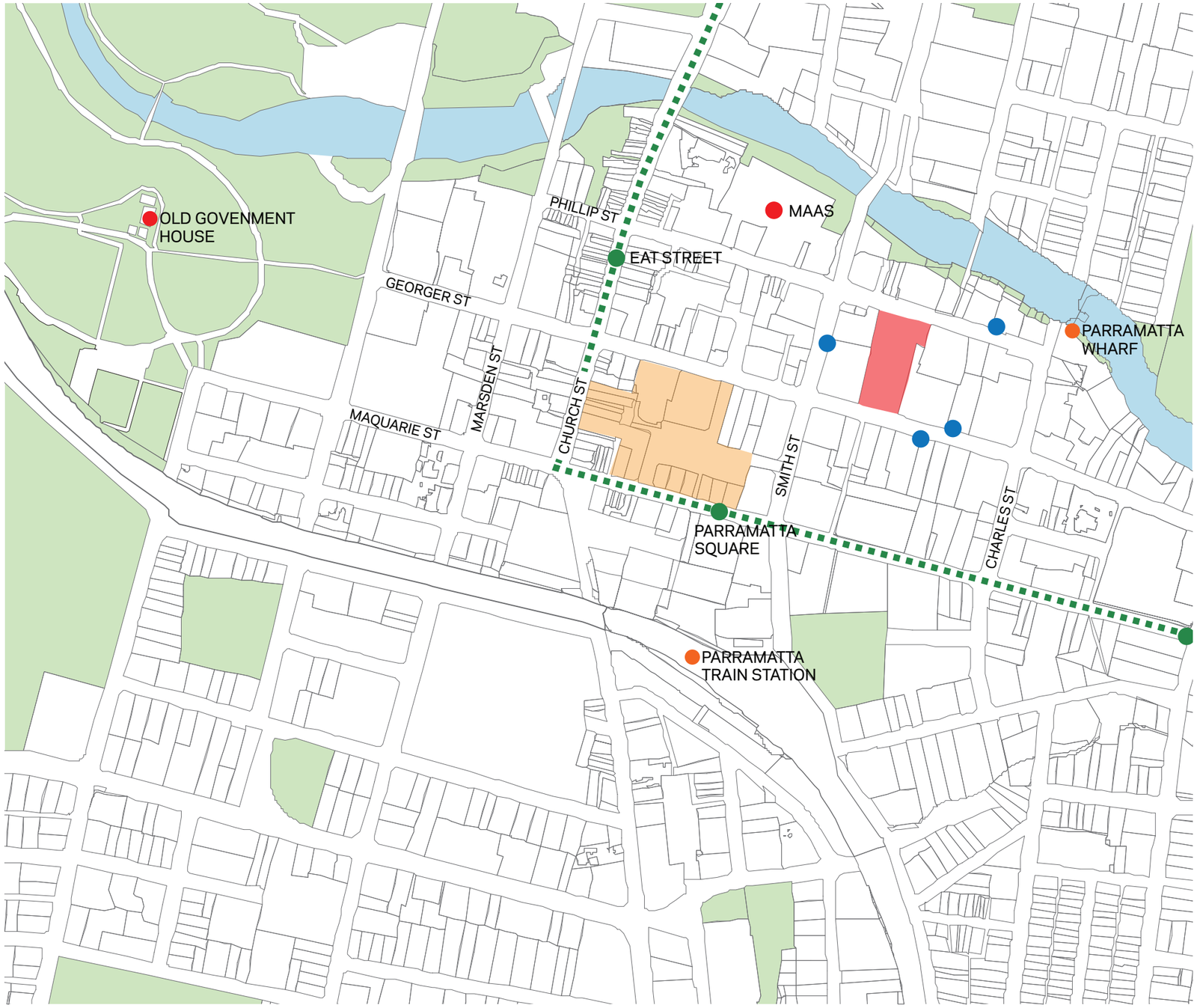
An Evolving CBD Context

In revisiting the proposed Stage 1 Development Application, we have been particularly mindful of the site is potential to contribute to the urban realm at multiple scales:

Buildings: Building envelope/footprints are concentrated to appropriately address George and Phillip Streets with contingency for significant public realm within the site.

Precinct: Ability for future design outcomes to integrate within the entire city block bounded by George, Smith, Phillip and Charles Street.

City: Ability for future design outcomes to seamlessly connect to existing and future transport hubs and civic spaces.



Key

- Site
- Future Parramatta Metro Station
- Bus
- Proposed Light Rail Stops
- Light Rail

Urban Context
Pedestrian Movement

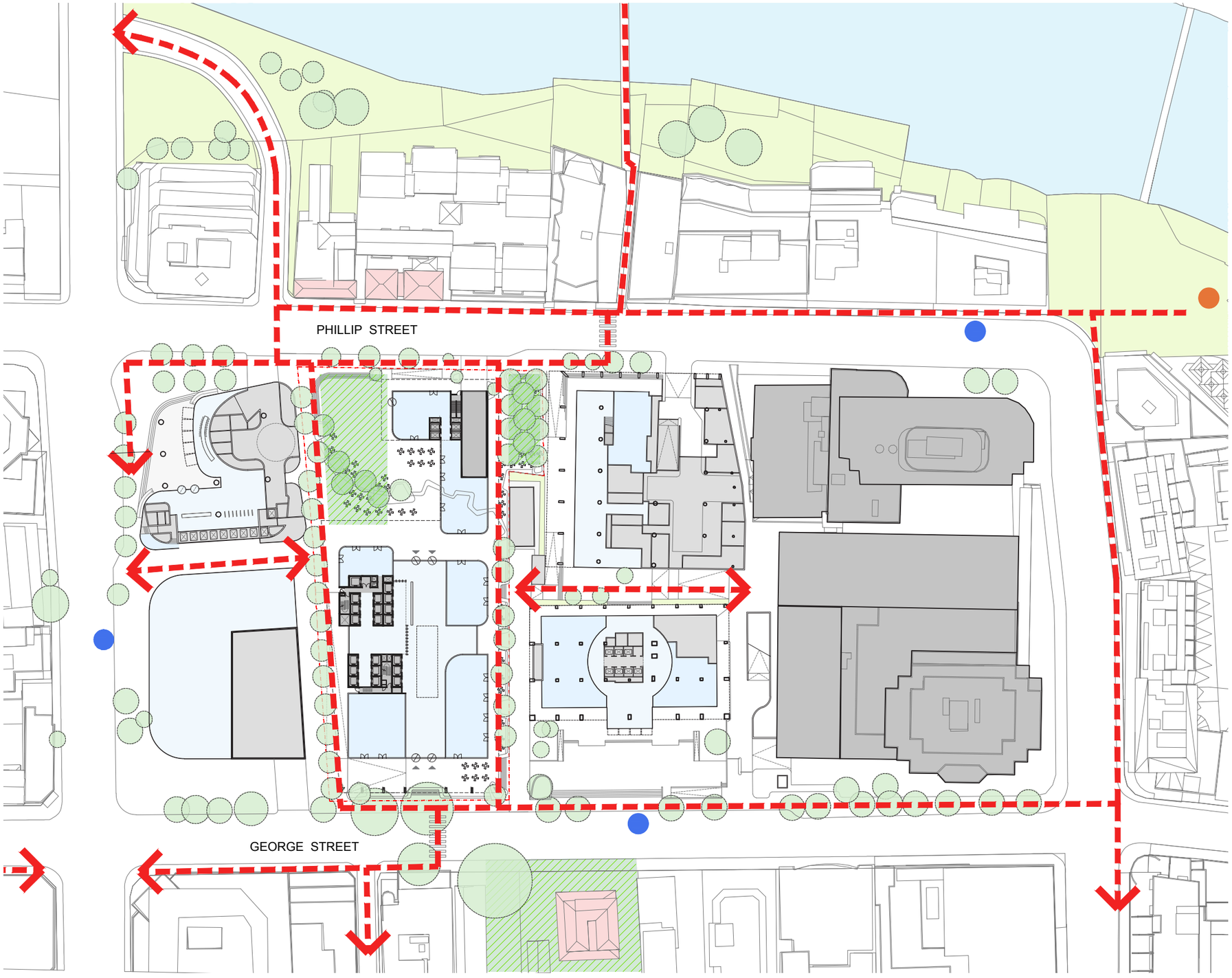
A series of Connections

We believe the site at 110 George Street is capable of incorporating a series of meaningful future pedestrian connections through the subject site.

City of Parramatta have requested that greater prominence is given to the western site edge as an uninterrupted north-south through-site link. This change has been incorporated within the amended envelope and reference design.

The strengthening of this western edge sets up a positive, more active dialogue with the neighbouring developments to the west of the subject site, as well as the future Powerhouse and River Square precinct to the north.

Diagram Right: Excerpt from amended reference design showing a series of potential site movements.



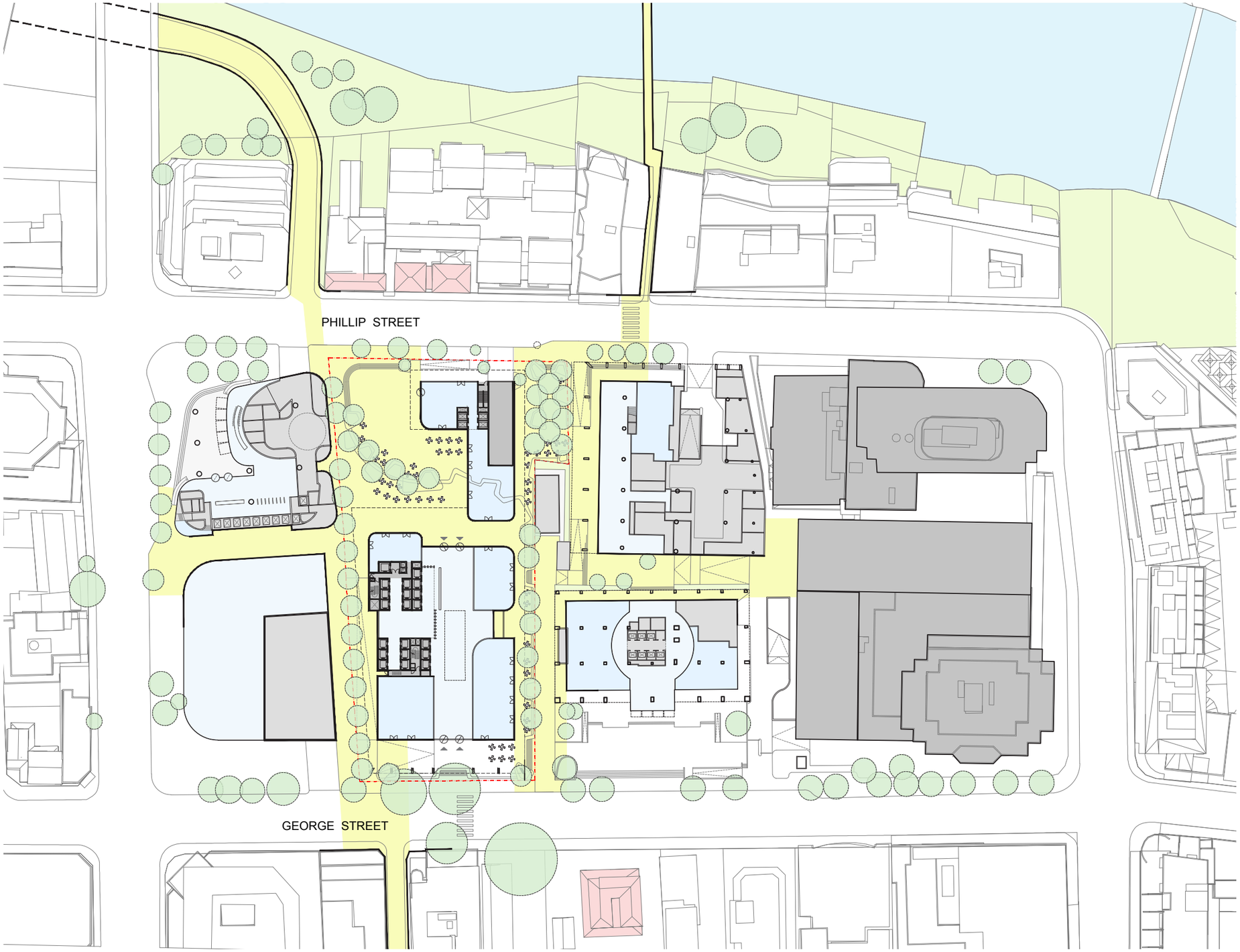
Key

- Movement
- Ferry
- Bus
- Proposed Light Rail Stops
- Heritage
- Key Open Space

Urban Context
Public Links and Connections

A series of Connections

We don't see the proposed western edge link as a single path of movement through the site. A series of expanded public spaces can form a network of open plazas and connecting lane-ways establishing a workplace community across the city block with shared amenity.



Key

- Site Bdy
- Public Movement Network

2

Site Link and Plaza Studies, Reference Design
Site Arrangement Analysis - Existing Ground Plane Proposal

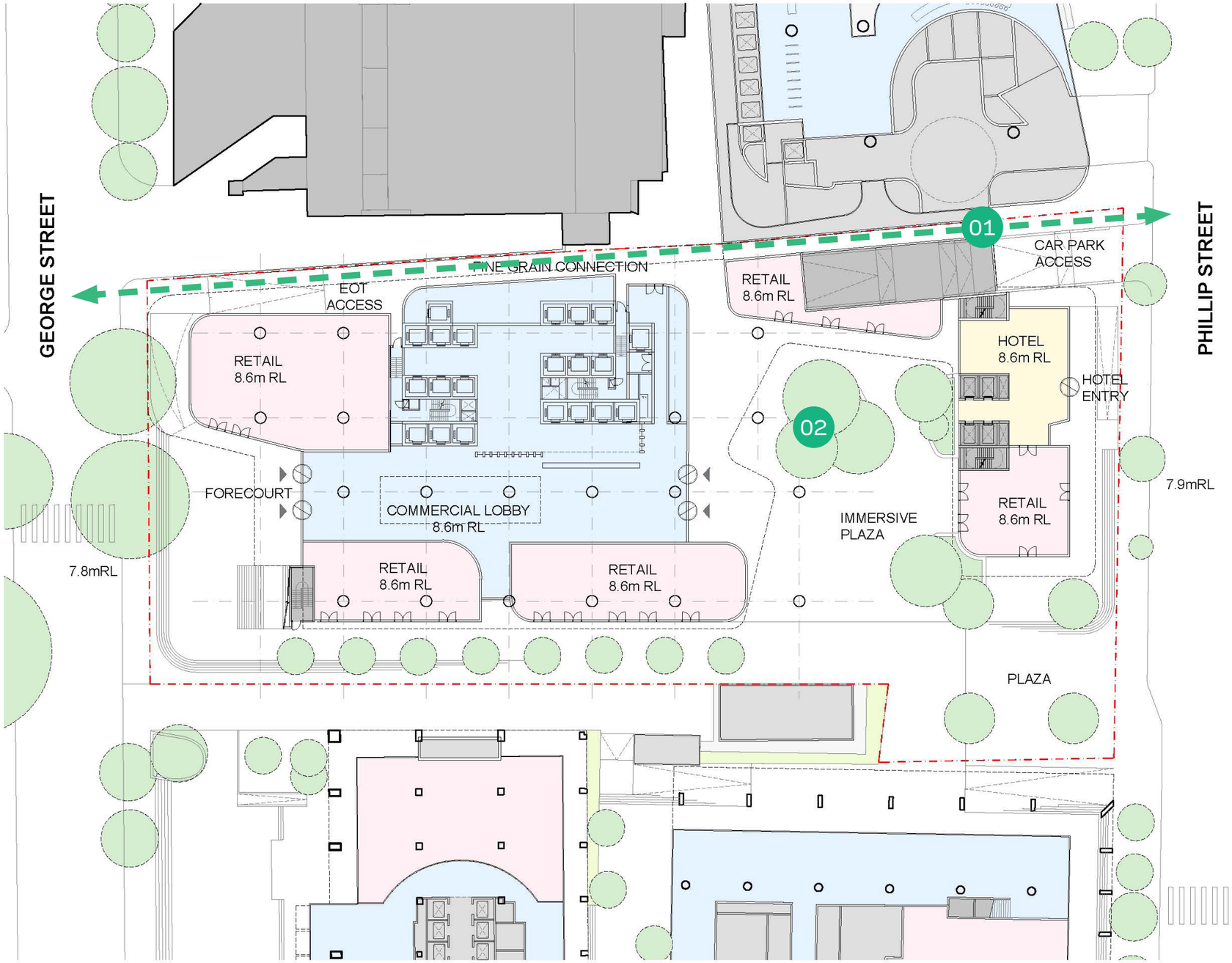
Western Link and Driveway

The previous reference design ground plane (excerpt right) featured a 2m wide pedestrian link on the western edge of the site.

1. Concerns were raised about the width of this link as well as the proximity of the proposed Phillip Street driveway location.

2. Concerns were also raised about the potential winter solar access into the plaza zone.

The revised proposal on the following page has responded to these concerns.



Site Link and Plaza Studies

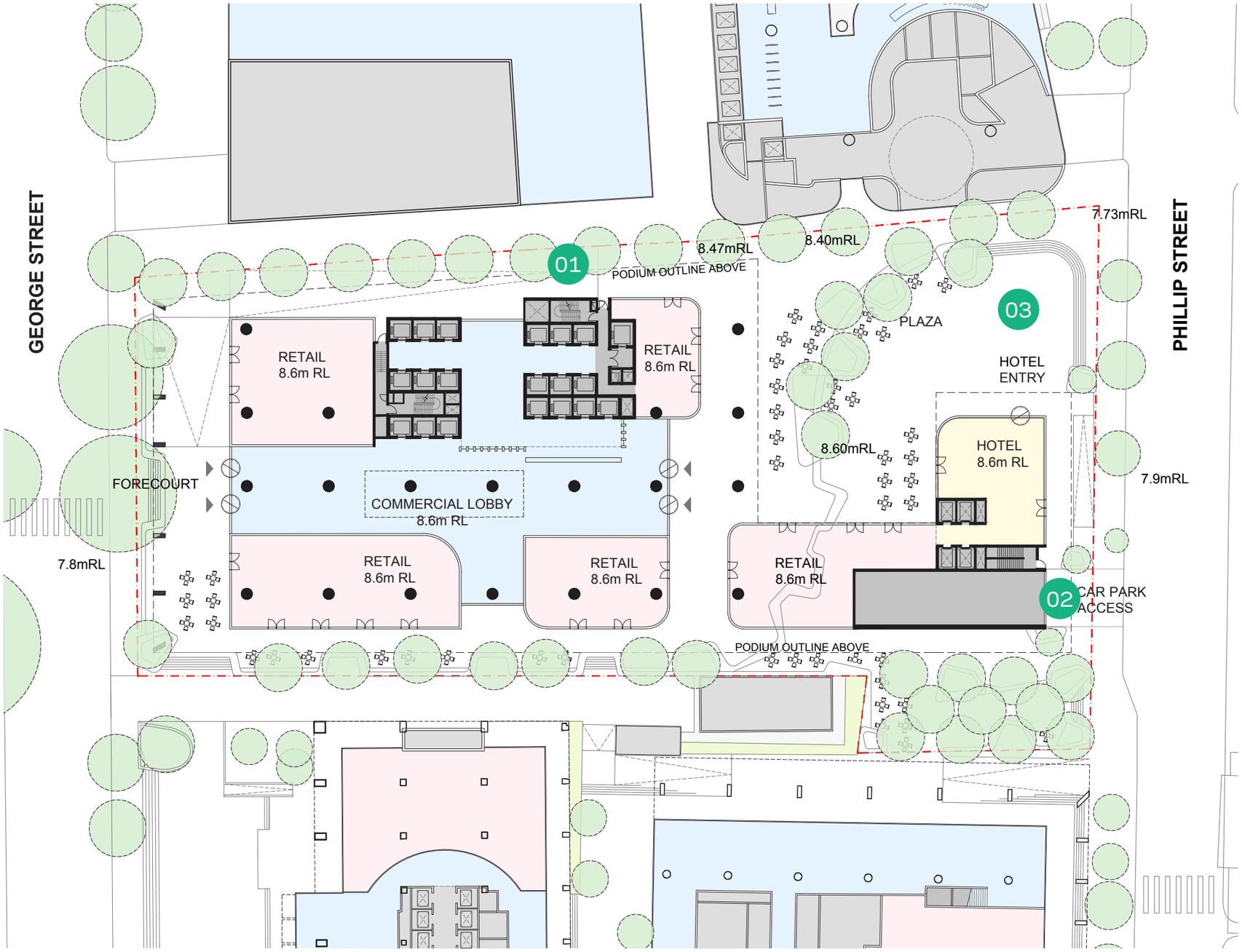
Site Arrangement Analysis -North Eastern Driveway Location

Amended Western Link and Driveway

1. An amended reference design ground plane (excerpt right) features a 6m wide pedestrian link on the western edge of the site.
Note that this is 6m wide of ground level, 3m open to sky, 3m beneath cantilever podium.

2. The revised driveway location does not interfere with pedestrian movement along this western link and still also allows for pedestrian movement along the site's eastern edge.

3. A revised north-western plaza location optimises available lunchtime solar access in mid-winter (sun access diagrams provided in section 3 of this document.

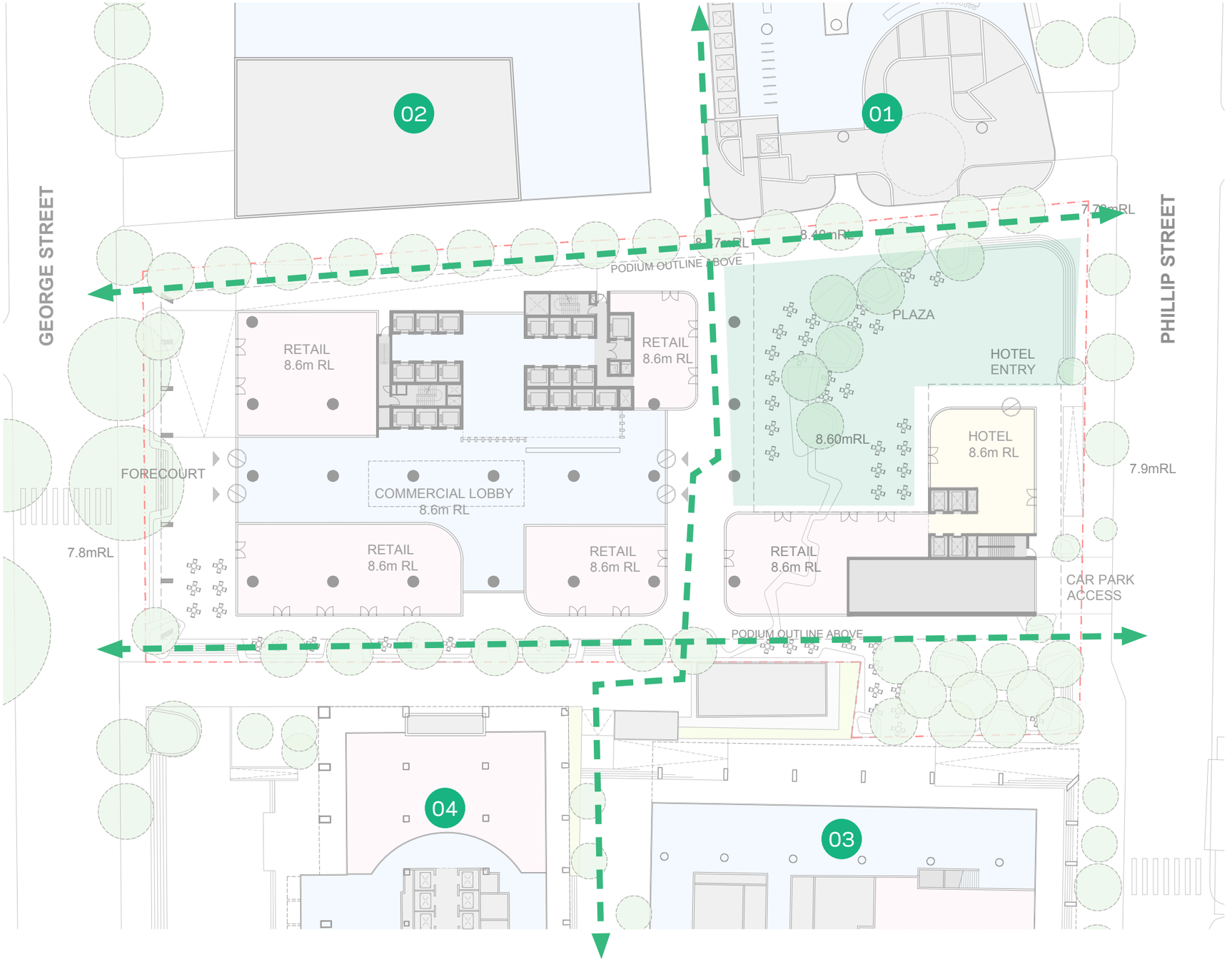


Site Link and Plaza Studies
Site Arrangement Analysis

Site Movement

An amended reference design also illustrates greater connectivity in an east-west direction to neighbouring properties at:

1. 32 Smith Street
2. 100 George Street
3. 105 Phillip Street
4. 130 George Street



Multi-directional site movement

Western Plaza In Context
Massing Analysis

Current Stage 1 DA Reference Design (as lodged)

The current reference design massing within a future development context. North-east aerial view

Amended Stage 1 DA Reference Design

Amended reference design massing within a future development context. North-east aerial view.

A relocated plaza to the north-west corner of the site provides:

- Greater breathing space between tower forms.
- Improved visual/physical connectivity to the future Powerhouse precinct and Riverfront.
- Greater wind mitigation through generously proportioned links, podium projections along the western side and dispersion into a plaza.

3

Site Link and Plaza Studies

Response to Daylight Conditions - Comparative Analysis

Plaza Solar Amenity

The diagrams on the following page illustrate solar access in mid-winter to the revised plaza location (on the north western corner of the site).

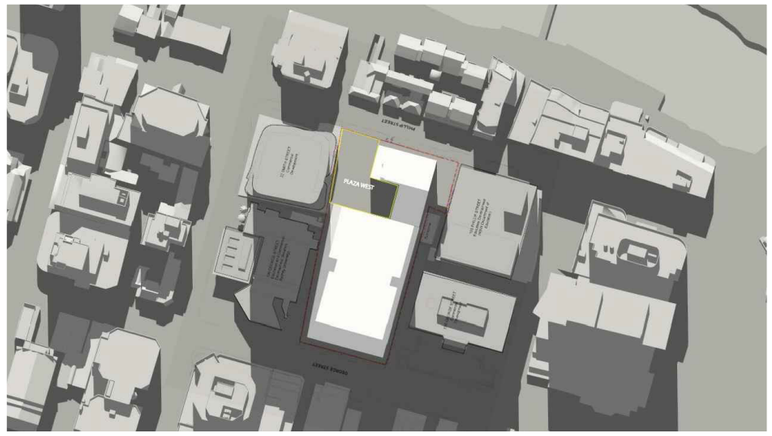
The diagrams in particular highlight a potential for a future plaza to perform well during the lunchtime period 12pm-2pm in mid-winter.

Western Plaza Zone

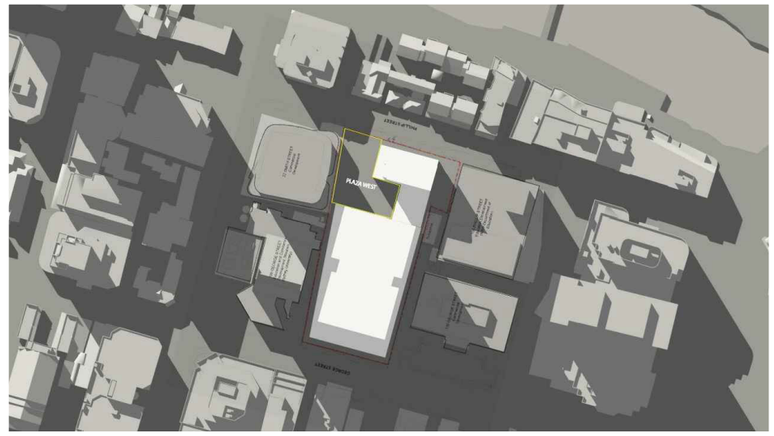
Site Link and Plaza Studies

Response to Daylight Conditions - Comparative Analysis

9 am - Mid Winter (21 June)



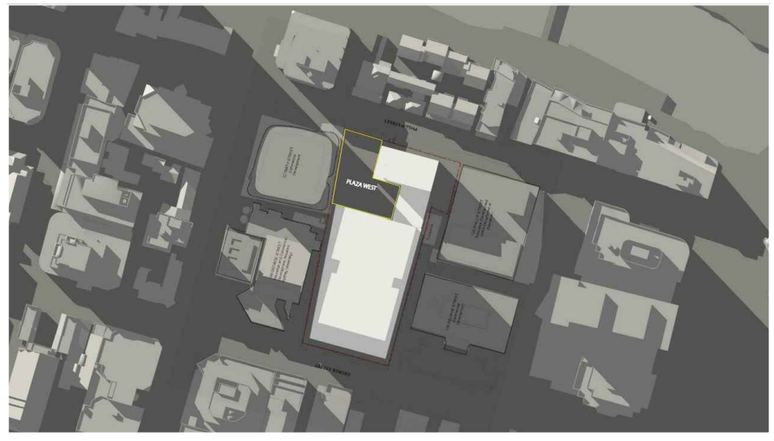
12 pm - Mid Winter (21 June)



14 pm - Mid Winter (21 June)

10 am - Mid Winter (21 June)

13 pm - Mid Winter (21 June)

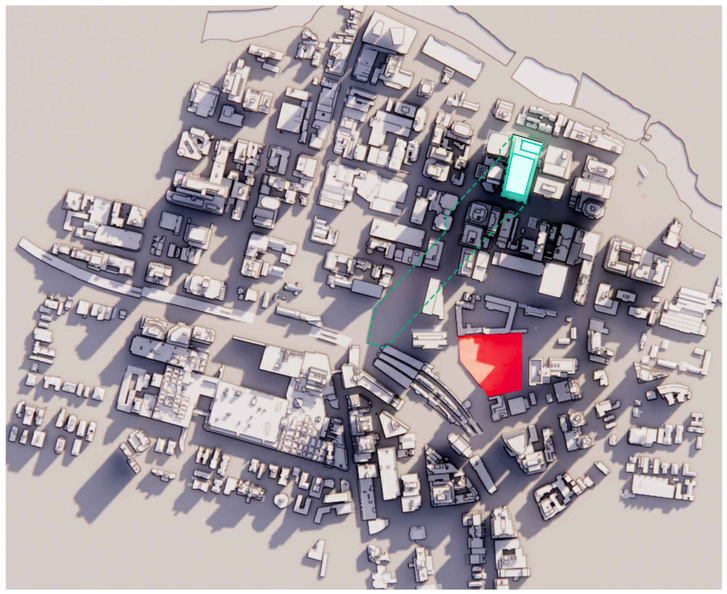


15 pm - Mid Winter (21 June)

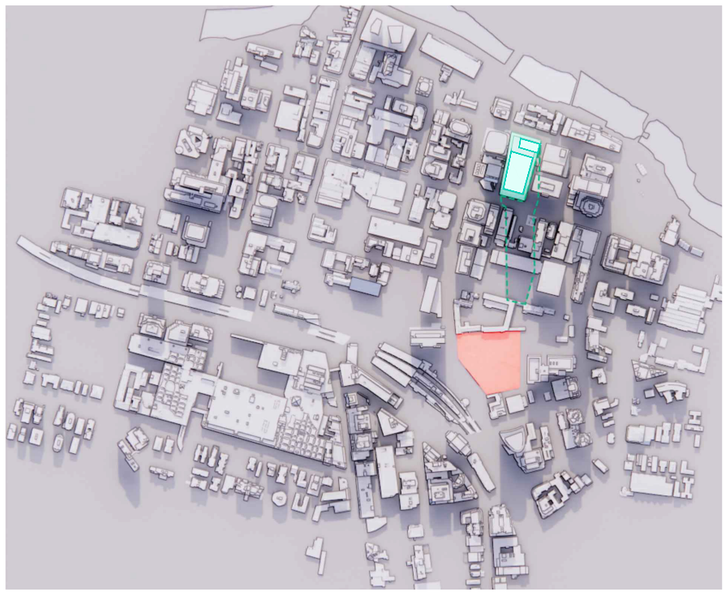
11 am - Mid Winter (21 June)

Proposed Envelope

Shadow Analysis - Lancer Barracks

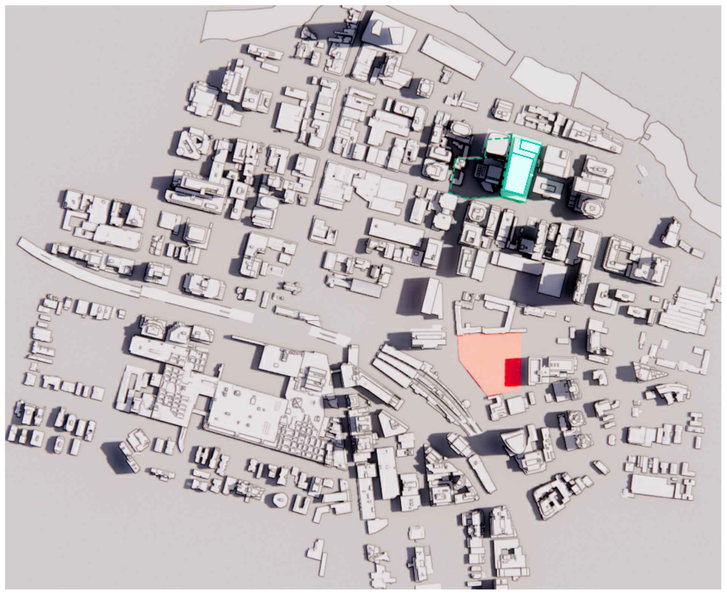


9:00 AM - JUNE 21



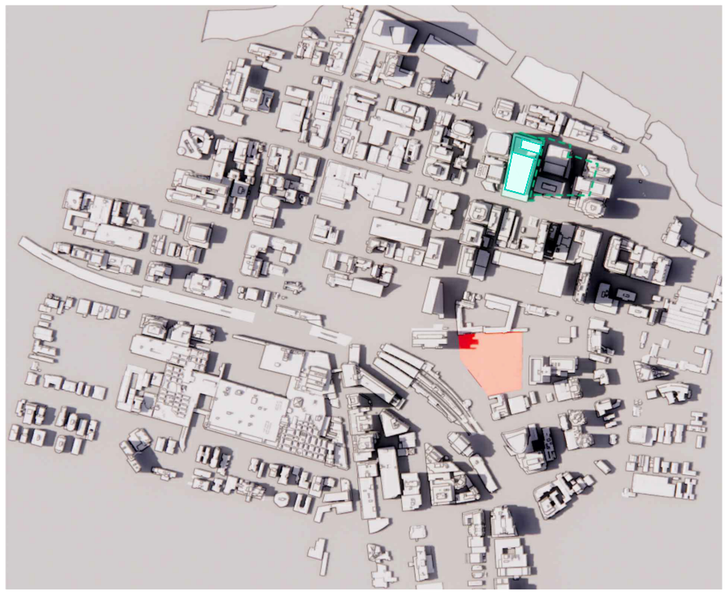
12:00 PM - JUNE 21

15:00 PM - JUNE 21



9:00 AM - DECEMBER 21

12:00 PM - DECEMBER 21



15:00 PM - DECEMBER 21

4

Site Link and Plaza Studies
6m Wide Western Link Condition

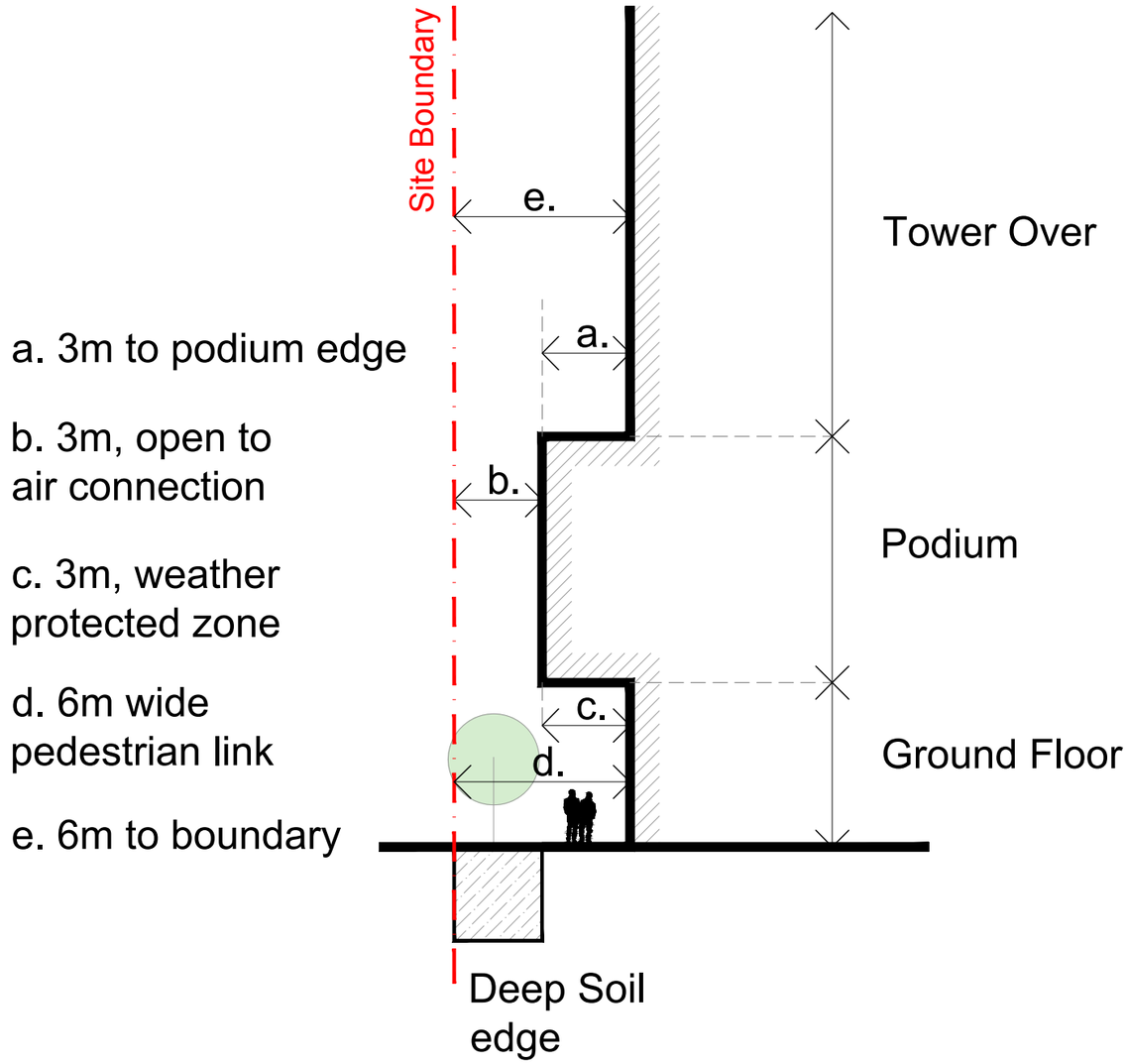
Western Edge Condition - Amended

Additional deep soil zones have been included along the western boundary and indicated in the basement reference designs. This accommodates trees/planting within a revised, open to air 3m portion of the western link.

The total link dimension (width) at ground has been increased to 6m where 3m is proposed as open to air and 3m provides weather protection through projection of the podium above.

The podium projection also provides a wind shelf ranging between 3-6m (following the tapered alignment of the western boundary) from the tower above as a consistent western edge.

The tower mass/reference design provides a range of setbacks through articulation, stepped form and indentation as mechanisms to alleviate wind issues associated with a single, continuous vertical plane. Diagrams have been provided to help illustrate this condition (right).

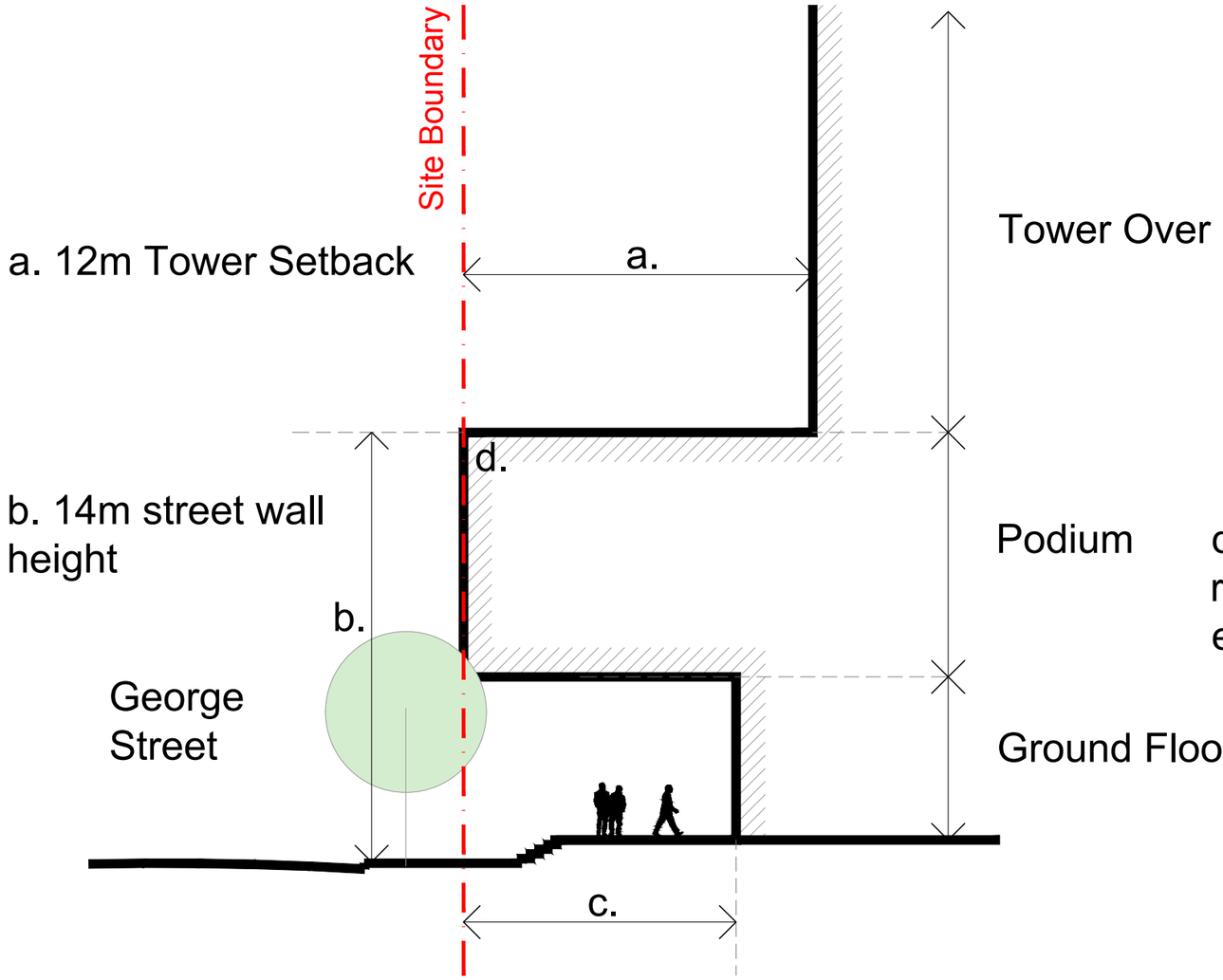


Southern Edge Condition - Amended

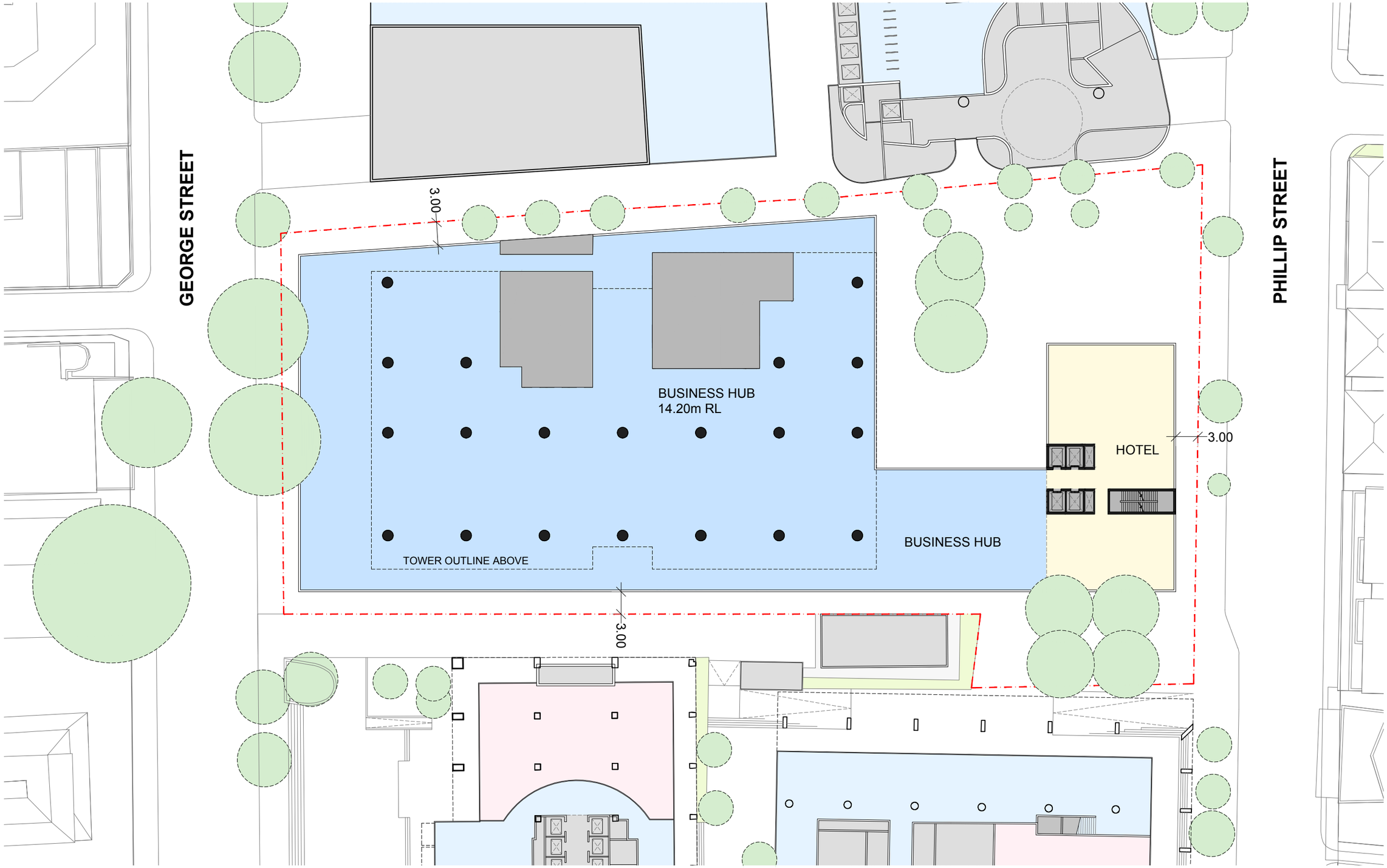
A continuous street wall above ground level has been provided in the revised reference design. A recess to the southern edge of the ground floor allows negotiation of flood levels to be accommodated externally. An internal colonnade at ground may help reinforce the street wall edge.

A diagrammatic section has been provided to help illustrate this proposed condition (right).

A revised typical podium plan illustrating the condition on the south and west is provided on the following page.



Site Link and Plaza Studies
Podium Condition



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Tower Design Conditions
Envelope Ratio

Tower Bulk and Scale

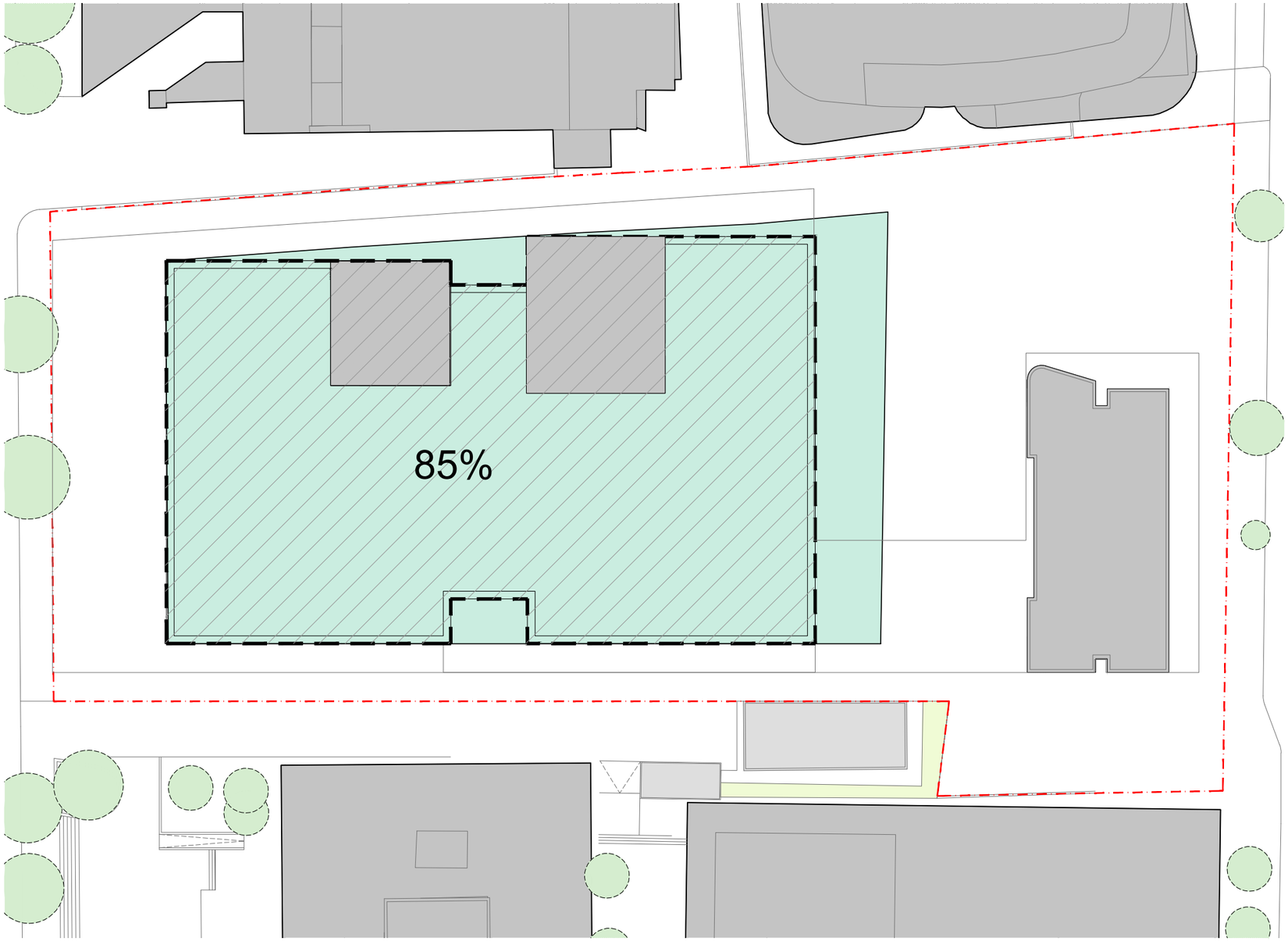
The Client group and Design Team have revisited and considered a response to bulk and scale within the site/CBD context. Conditions to limit building bulk within the proposed envelope are provided below and on the pages following.

Envelope Contingency:

It is proposed that the tower footprint (GBA) on a typical level should not exceed 85% of the proposed Stage 1 Development Envelope. This allows for a range of diverse form/location outcomes to be explored within a future Design Excellence Competition process.

Note that the condition will encourage slenderness, as show in amended reference design.

Note that shading devices will be located within articulation zone.



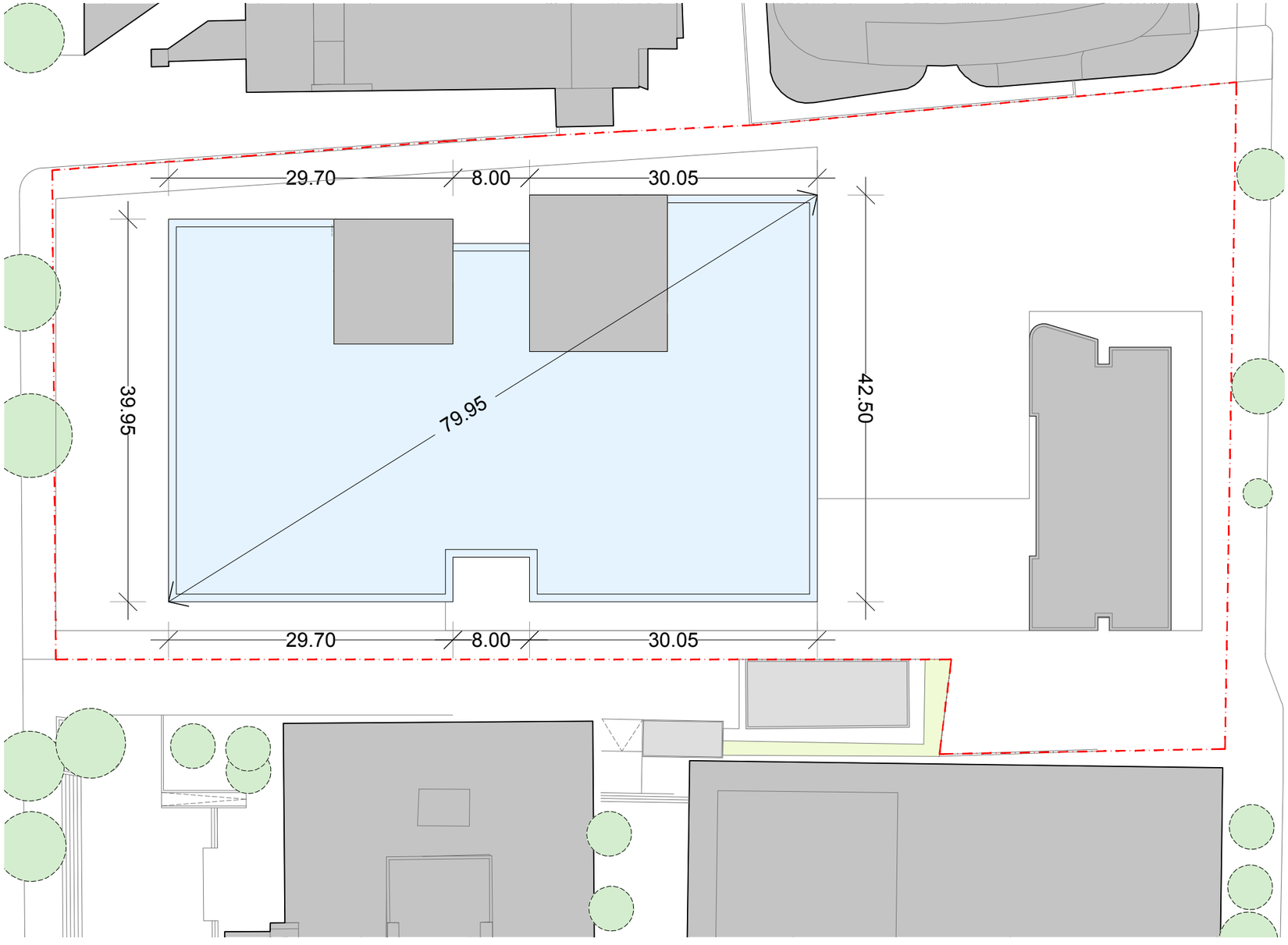
Tower Design Conditions
Breaking Down The Mass

East and West Facades

Design mechanisms for articulation in a future competition process may include:

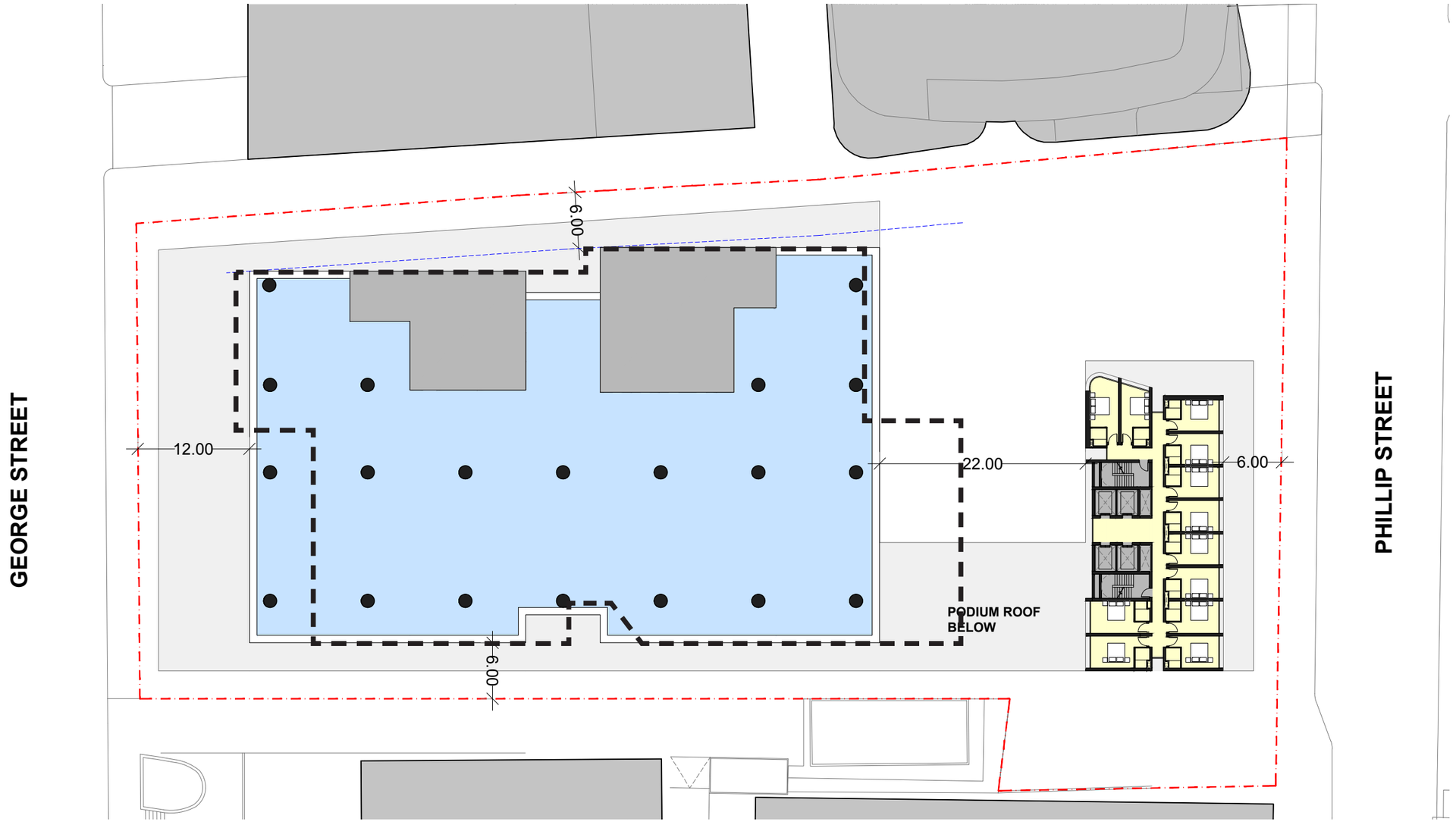
- Deep recesses/slots (vertically)
- Stepped building form in plan to vary width/setbacks
- Curvature/non-rectilinear portions of façade to reduce linear dimension of a plane
- No more than 80m diagonal dimension is ‘encouraged’

These mechanisms will be encouraged to break down the perceived bulk and scale of built form within the proposed envelope where east and west facades exceed 45m in length.



Tower Design Conditions
Tower Simplification and Conditions

Design Revisions:
We have provided revised tower reference design footprints which operate within these proposed bulk and scale conditions.
The north-south dimension of the reference design tower has been reduced by 10m from 78m to 68m. The flexibility in the hotel building envelope allows for an hotel design innovation while maintaining minimum 12m building separation. Vertical slots/articulation and varied setbacks of façade planes is provided on the western façade of the revised reference design.



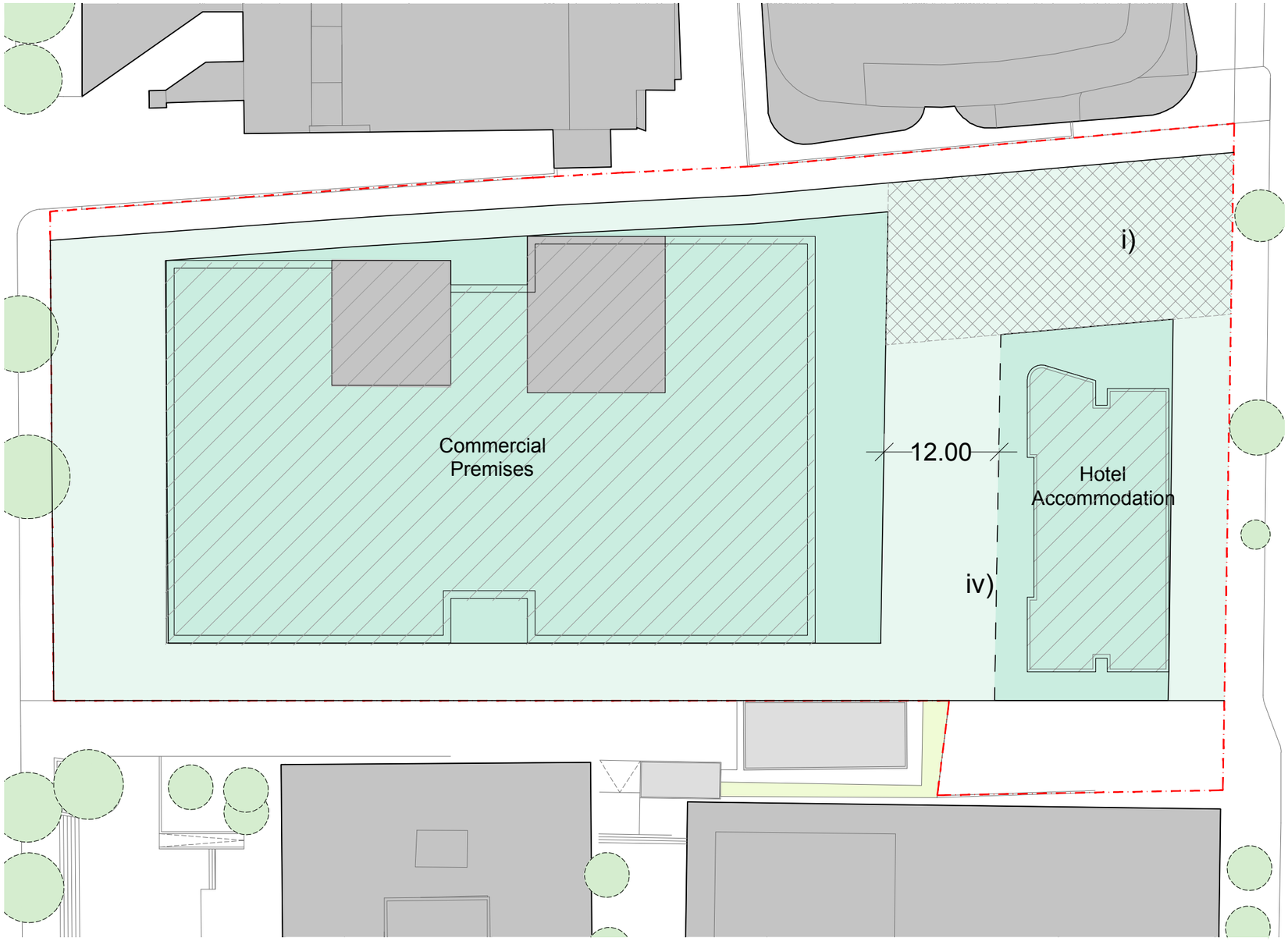
Tower Design Conditions
Indicative future hotel option opportunity

Hotel Tower

The objective of the proposal is to provide a significant commercial offering within the Parramatta CBD with an associated Hotel accommodation supporting the site and surrounds. The proposal envisages an open space plaza at the north-western corner of the site providing public and site amenity.

While the commercial form and envelope provide conditions to define bulk and scale, the opportunity for further flexibility in the Hotel form are available through the Design Excellence competitive process. This optional Hotel planning and building form, indicates opportunity for an alternate Hotel and Plaza configuration.

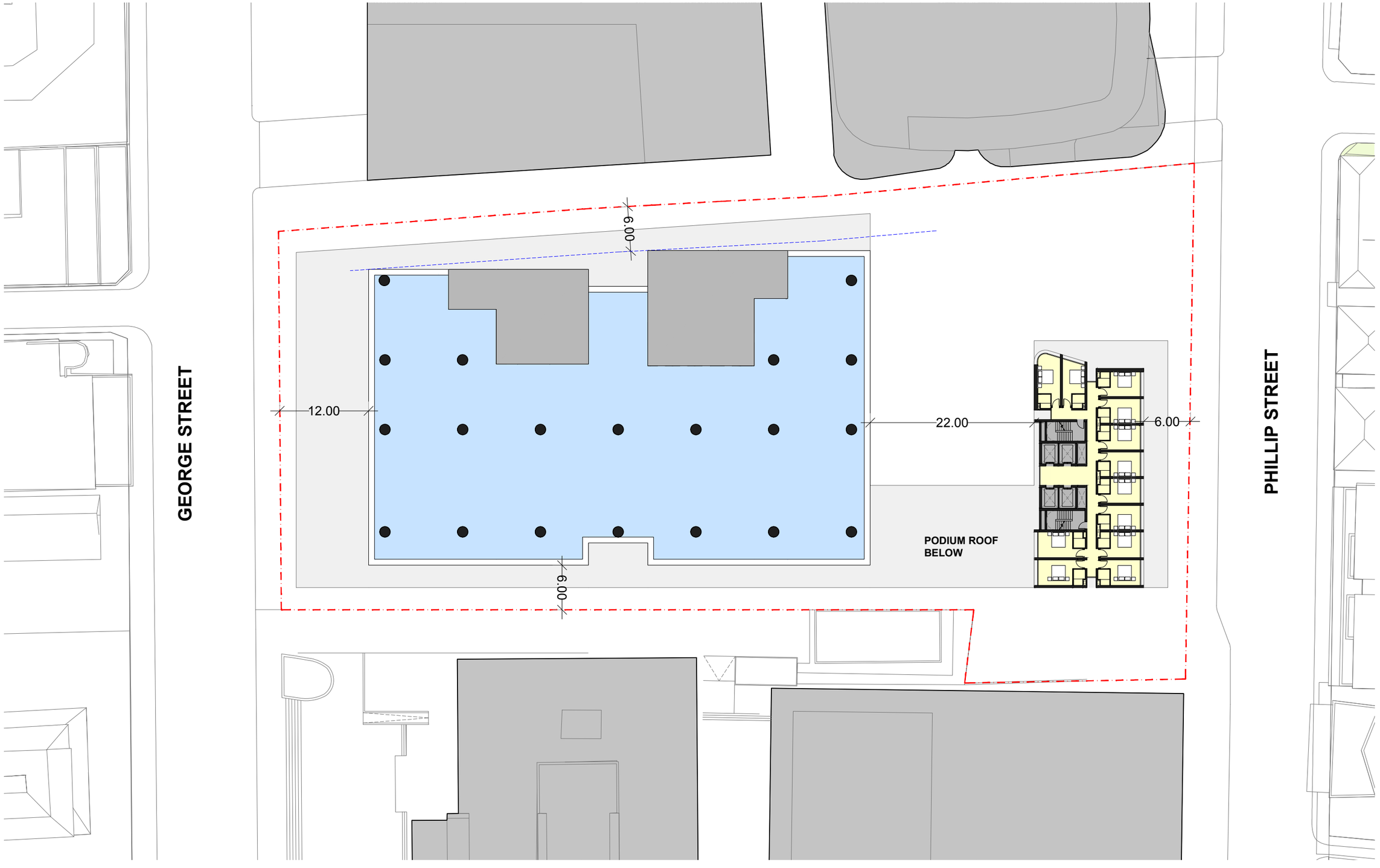
The Envelope Condition 'Future hotel building can extend south beyond envelope but must maintain a building separation of at least 12m from future southern building', is intended to allow for flexibility and diverse design responses at the Design Excellence Competition stage.



i) Zone of open to air plaza, to be a minimum of 600 m2
iv) Future hotel building can extend south beyond envelope but must maintain a building separation of at least 12m from future southern building

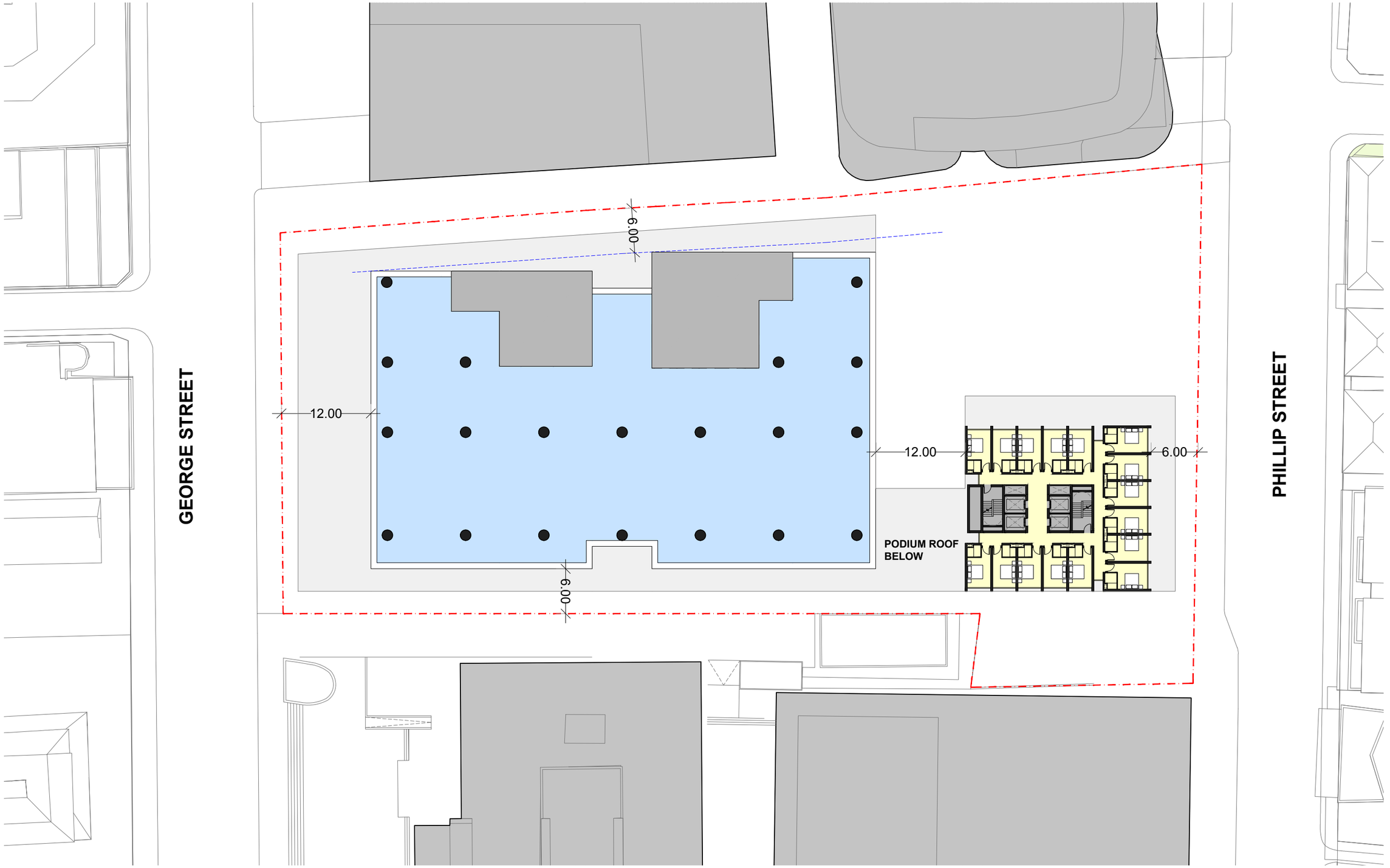
Tower Design Conditions

Indicative future hotel option opportunity



Tower Design Conditions

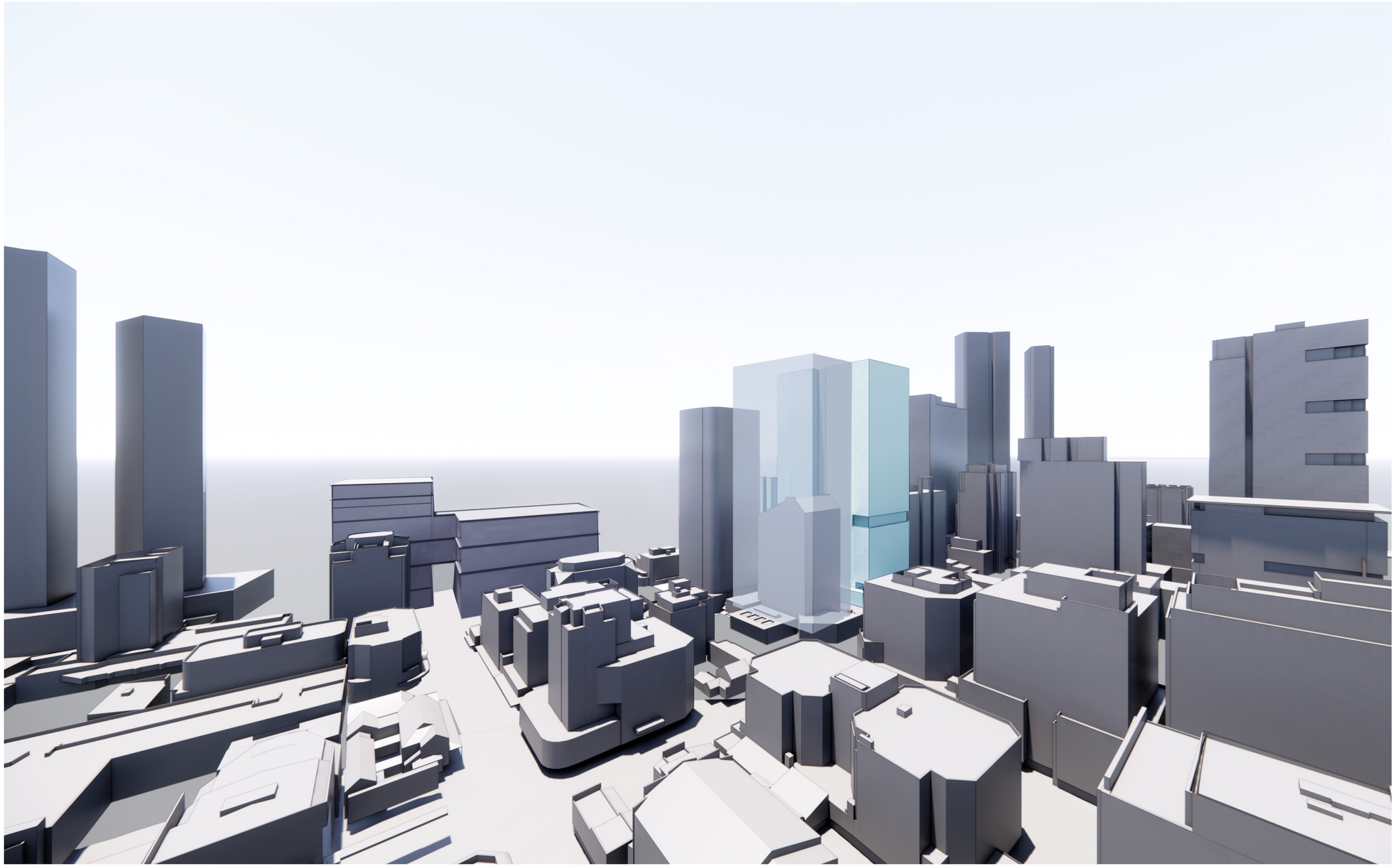
Indicative future hotel option opportunity



6

3D Model Massing Studies

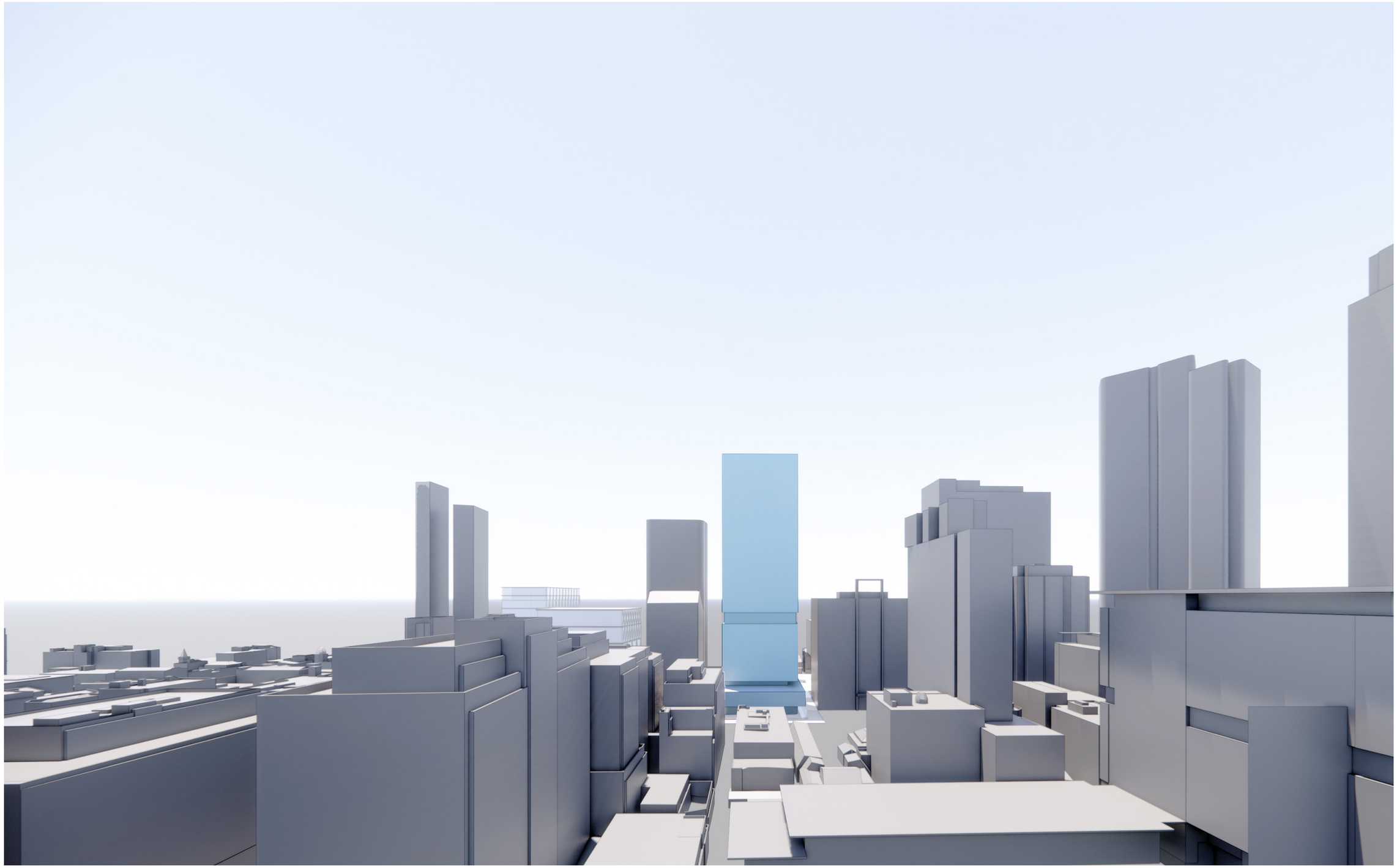
Preliminary View Analysis - South West Aerial With Speculative Future Mass at Neighbouring Site (100 George Street)



A Speculative Future Mass at 100 George Street - immediately west of subject site

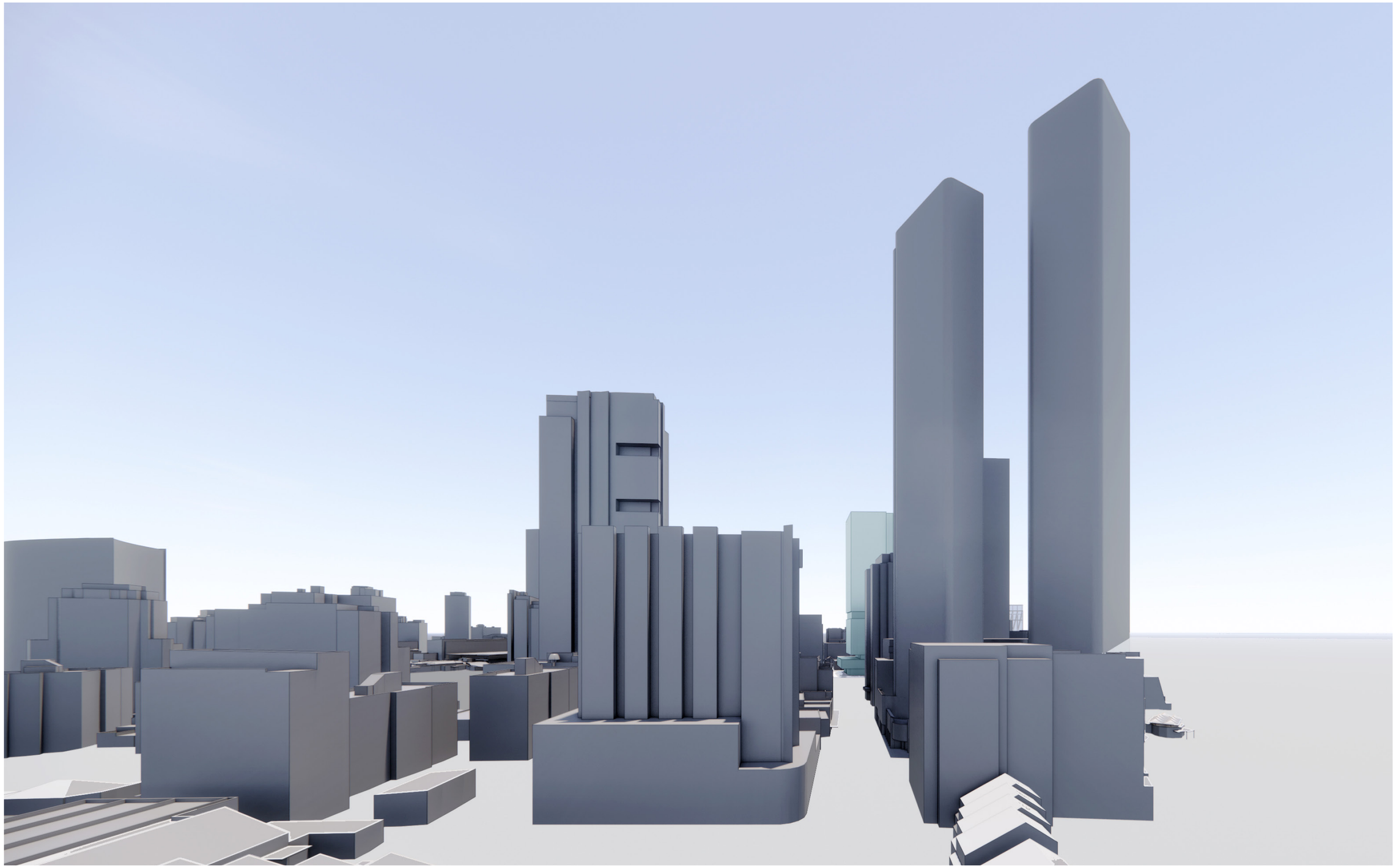
3D Model Massing Studies

Preliminary View Analysis - South Aerial



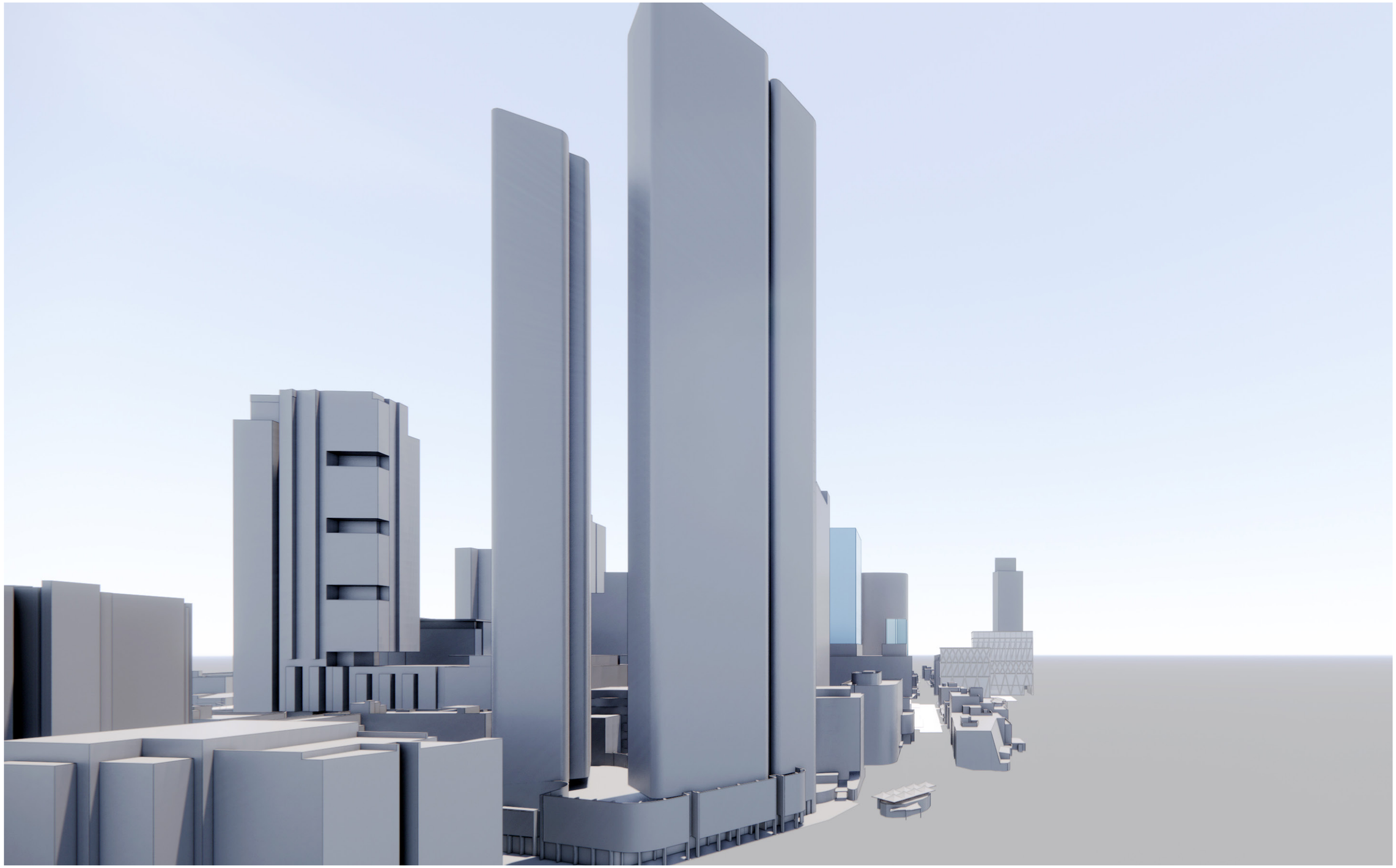
3D Model Massing Studies

Preliminary View Analysis - East Aerial looking West along George Street



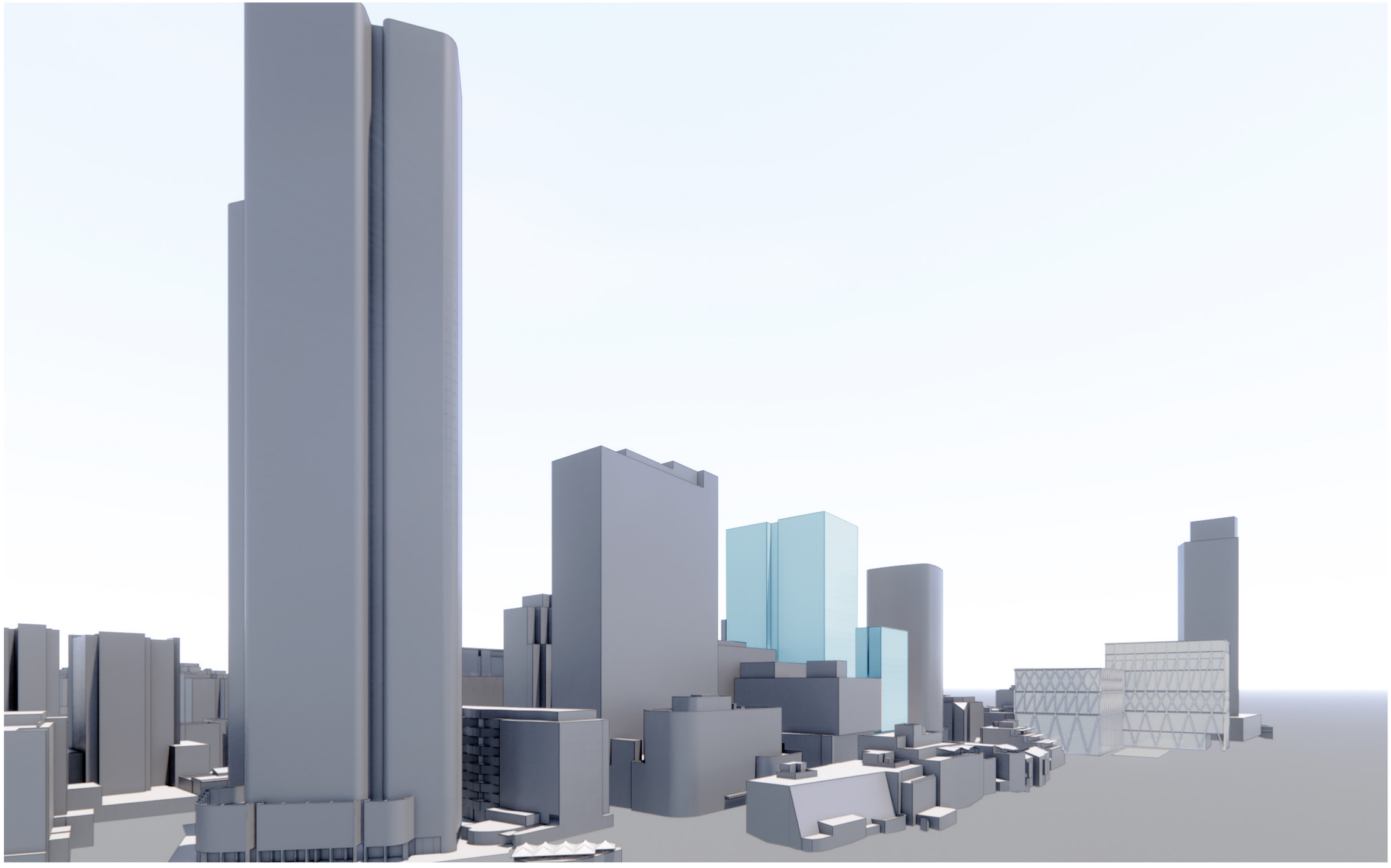
3D Model Massing Studies

Preliminary View Analysis - North East Aerial



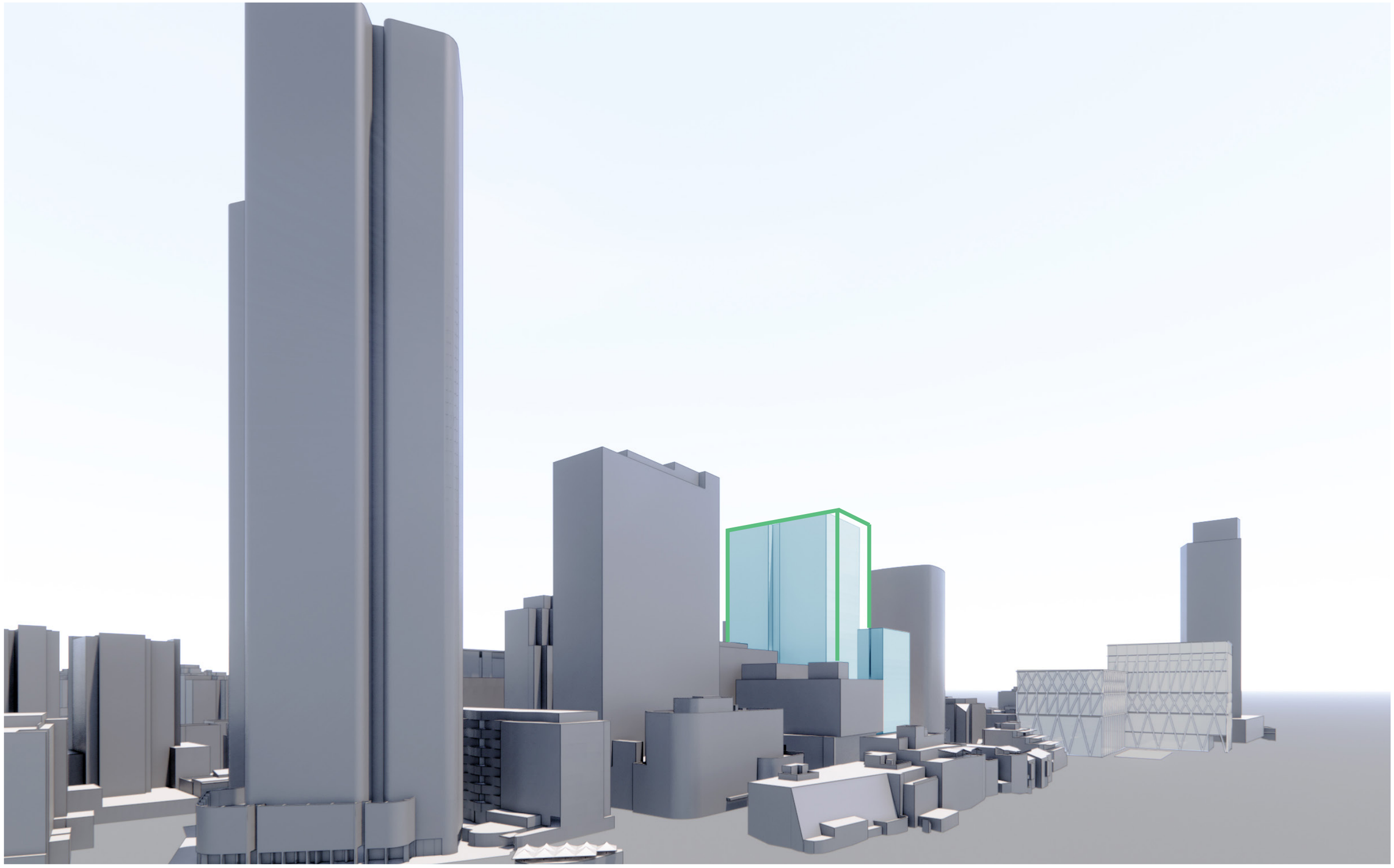
3D Model Massing Studies

Preliminary View Analysis - North East Aerial



3D Model Massing Studies

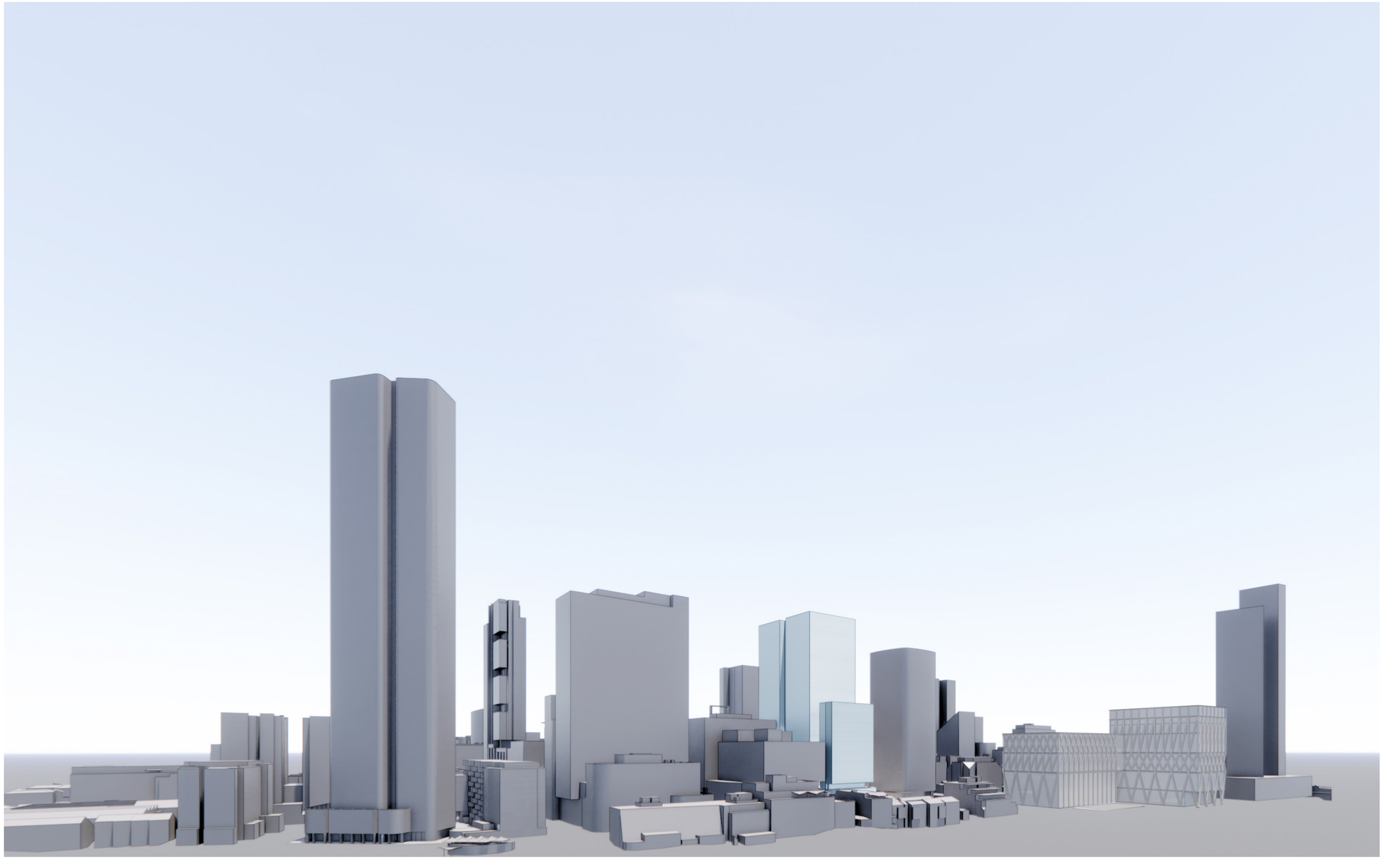
Preliminary View Analysis - North East Aerial With Envelope Outline



Proposed Envelope Contingency

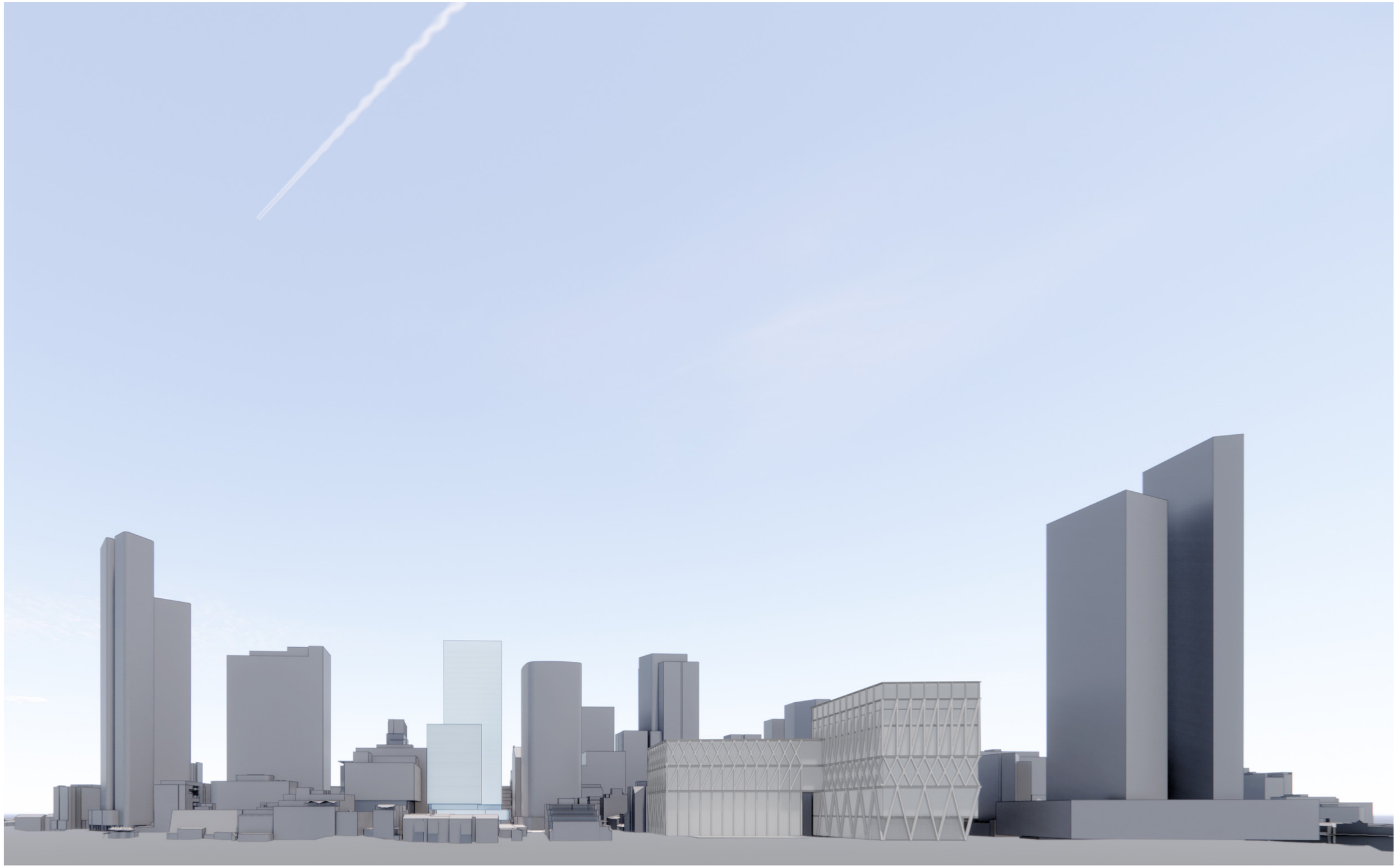
3D Model Massing Studies

Preliminary View Analysis - North Aerial

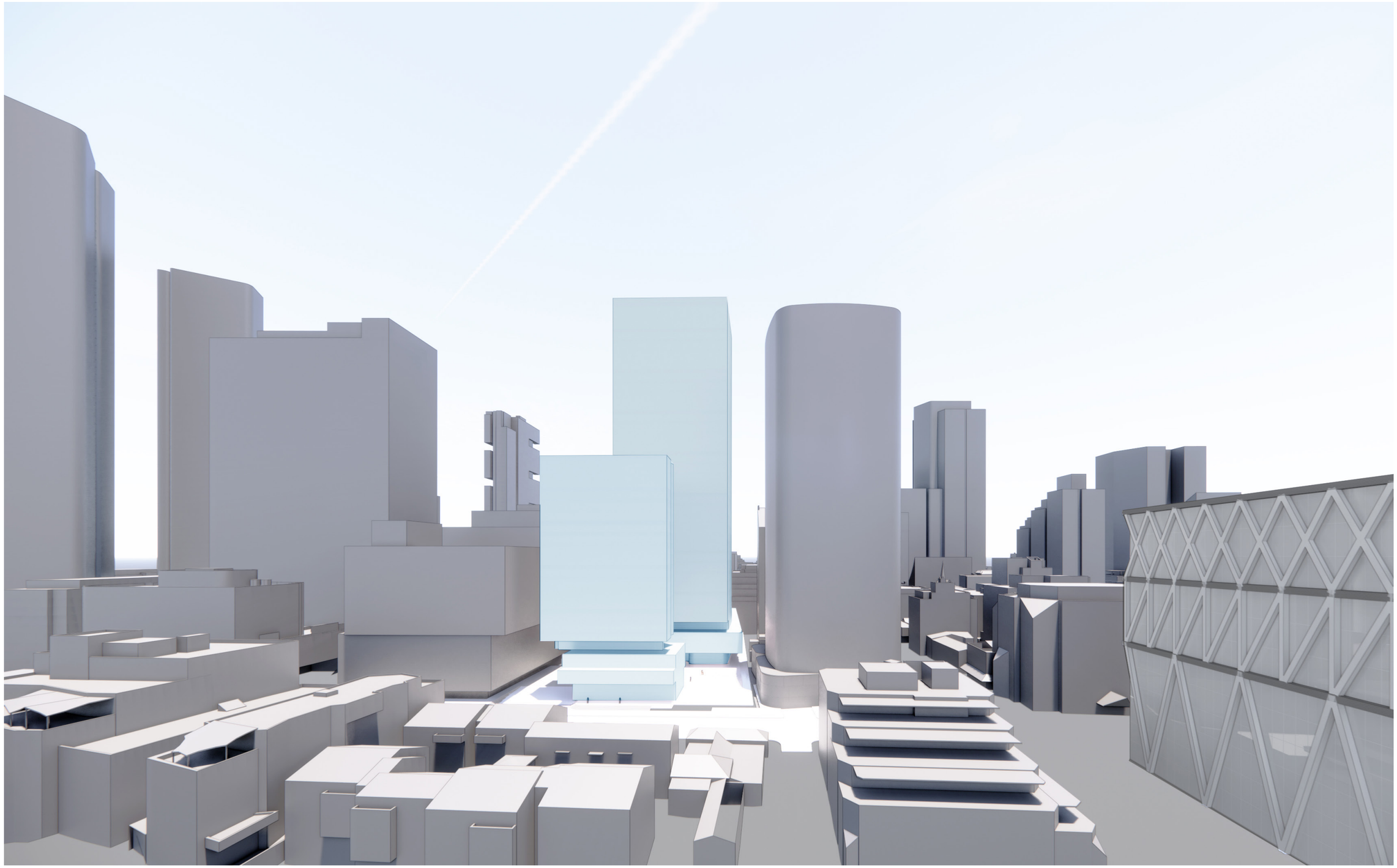


3D Model Massing Studies

Preliminary View Analysis - North Aerial



3D Model Massing Studies
Preliminary View Analysis - North Aerial



7

ARCHITECTURAL DRAWING SCHEDULE

NUMBER	NAME
00001	ARCHITECTURAL COVER SHEET (AMENDED)
SITE SURVEY - BY OTHERS	
00002	SURVEY - BY OTHERS - SHEET 1
00003	SURVEY - BY OTHERS - SHEET 2
PROPOSED ENVELOPE DRAWINGS (AMENDED)	
10500	AMENDED PROPOSED ENVELOPE - BASEMENT
10501	AMENDED PROPOSED ENVELOPE - PLAN GROUND
10502	AMENDED PROPOSED ENVELOPE - PLAN PODIUM
10503	AMENDED PROPOSED ENVELOPE - PLAN ROOF
10504	AMENDED PROPOSED ENVELOPE - ELEVATION - SOUTH AND EAST
10505	AMENDED PROPOSED ENVELOPE - ELEVATION - NORTH AND WEST
10506	AMENDED PROPOSED ENVELOPE - ELEVATION - SECTION
10507	AMENDED PROPOSED ENVELOPE - SOLAR ANALYSIS - WINTER
10508	AMENDED PROPOSED ENVELOPE - SOLAR ANALYSIS - EQUINOX
REFERENCE DESIGN DRAWINGS (AMENDED)	
11500	AMENDED REFERENCE DESIGN - SITE PLAN
11502	AMENDED REFERENCE DESIGN - B2
11503	AMENDED REFERENCE DESIGN - B1
11504	AMENDED REFERENCE DESIGN - GROUND FLOOR
11505	AMENDED REFERENCE DESIGN - LEVEL 1
11508	AMENDED REFERENCE DESIGN - LOW RISE
11509	AMENDED REFERENCE DESIGN - MID RISE
11510	AMENDED REFERENCE DESIGN - HIGH RISE
31501	AMENDED REFERENCE DESIGN - SECTION
80503	AMENDED REFERENCE DESIGN - SCHEDULE SHEET 1
80504	AMENDED REFERENCE DESIGN - SCHEDULE SHEET 2
80505	AMENDED REFERENCE DESIGN - SCHEDULE SHEET 3
80506	AMENDED REFERENCE DESIGN - SOLAR ANALYSIS - WESTERN PLAZA

CRONE ARCHITECTS

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone -
NSW Reg. No. 3929

CLIENT
RF CorVAL
Terraform Capital
FOR STAGE 1DA ONLY

PROJECT INFORMATION:
CA3865
110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

DRAWING TITLE
ARCHITECTURAL COVER SHEET (AMENDED)

DRAWING NUMBER
A-DA-00001

REVISION
C

REV	DATE	NOTE

SCALE 1: @A3

NORTH

A3

FILE LOCATION: \\sydstat01\data_crone\cad\CA_3865 110 George St, Parramatta\BIM_PRODUCTION\Add-Ons\210310_After Jury Comments\PDF\A-DA-00001

ISSUE	DATE	AMENDMENT	BY

TYPICAL NOTES:

1. ORIGIN OF LEVELS **PM 46984, R.L.7.924 (A.H.D.)**
2. BEARINGS ARE ON MGA NORTH
3. NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN.
4. BEARINGS & DISTANCES HAVE BEEN COMPILED FROM TITLE AND/OR DEED INFORMATION SUPPLIED BY DEPARTMENT OF LANDS NSW.
5. RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.
6. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY AND THE RELEVANT SERVICE DIAGRAMS OF THE VARIOUS AUTHORITIES. ALL SERVICE MUST BE VERIFIED ON SITE PRIOR TO ANY WORK BEING UNDERTAKEN. VERIS AUSTRALIA PTY LTD BEAR NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE SERVICES SHOWN HEREON.
7. RIDGE, EAVE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.
8. ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.
9. THE DIAMETER (ø), SPREAD (S) & HEIGHT (H) OF EACH TREE IS INDICATIVE ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.
10. CONTOURS ARE AN INDICATION OF THE TOPOGRAPHY ONLY. SPOT LEVELS SHOULD BE USED IF DETAILED DESIGN IS TO BE UNDERTAKEN.
11. CONTOUR INTERVALXXX METRE.

LEGEND OF TYPICAL CODES

AE	ARCHITECTURAL EMBELLISHMENT	MLID	METAL LID
AP	ALIGNMENT PIN	NS	NATURAL SURFACE
AWN	AWNING	OCC	STRUCTURE
BALC	BALCONY	OPT	OPTUS PIT
BAWN	BOTTOM OF AWNING	PC	PRAM CROSSING
BB	BOTTOM OF BANK	PED	PEDESTRIAN CROSSING
BCH	BOTTOM OF CHIMNEY	PERG	PERGOLA
BD	BOTTOM OF DOOR	PM	PERMANENT MARK
BDY	BOUNDARY	PP	POWER POLE
BF	BOTTOM OF FENCE	RCK	ROCK
BHR	BOTTOM OF HANDRAIL	RLWY	RAILWAY
BIT	BITUMEN	RM	REFERENCE MARK
BK	BOTTOM OF KERB	RR	ROOF RIDGE
BLD	BUILDING	RSN	CONCRETE NAIL
BM	BENCH MARK	SEW	SEWER
BOL	BOLLARD	SHR	SHRUB
BR	BOTTOM OF ROCK	SIP	SEWER INSPECTION PIT
BRK	BRICK	SLH	SEWER LAMP HOLE
BRW	BOTTOM OF RETAINING WALL	SMH	SEWER MANHOLE
BS	BOTTOM OF STEPS	SP	SIGN POST
BW	BOTTOM OF WALL	SSM	STATE SURVEY MARK
BWIN	BOTTOM OF WINDOW	SV	STOP VALVE
CHIM	CHIMNEY	SW	STORM WATER
CL	CENTRELINE	TARCH	TOP OF ARCH
CLID	CONCRETE LID	TAWN	TOP OF AWNING
COL	COLUMN	TB	TOP OF BANK
COM	COMMUNICATIONS PIT	TBX	TELSTRA BOX
CONC	CONCRETE	TCH	TOP OF CHIMNEY
CPT	CARPORT	TD	TOP OF DOOR
D	DOOR	TEL	TELSTRA PIT
DD	DISH DRAIN	TELP	TELSTRA PILLAR
DH	DRILL HOLE	TF	TOP OF FENCE
DHW	DRILL HOLE & WINGS	TG	TOP OF GUTTER
DWY	DRIVEWAY	THR	TOP OF HANDRAIL
EB	EDGE OF BITUMEN	TI	TRAFFIC ISLAND
EBOX	ELECTRICITY BOX	TK	TOP OF KERB
EC	EDGE OF CONCRETE	TL	TRAFFIC LIGHT
ED	EDGE OF DOOR	TP	TOP OF PARAPET
EG	EDGE OF GARDEN	TR	TREE
ELEC	ELECTRICITY PIT	TRF	TOP OF ROOF
EP	EDGE OF PATH	TRK	TOP OF ROCK
ER	EDGE OF ROAD	TRW	TOP OF RETAINING WALL
FCE	FENCE	TS	TOP OF STEPS
FL	FLOOR LEVEL	TW	TOP OF WALL
FFL	FINISHED FLOOR LEVEL	TWIN	TOP OF WINDOW
FP	FENCE POST	US	UNDERSIDE
GD	GLASS DOOR	UAWN	UNDERSIDE OF AWNING
GL	GROUND LEVEL	UKS	UNKNOWN SERVICE
GM	GAS METER	USB	UNDERSIDE OF BEAM
HPG	HIGH POWERED GAS	USC	UNDERSIDE OF CEILING
HR	HANDRAIL	USE	UNDERSIDE OF EAVE
HYD	HYDRANT	USG	UNDERSIDE OF GUTTER
IL	INVERT LEVEL	V	VENT
K	KERB	VER	VERANDAH
LIN	LINTEL	VC	VEHICLE CROSSING
LP	LAMP POST	W	WINDOW
MH	MANHOLE	WM	WATER METER

LEGEND OF TYPICAL SERVICES

C	COMMUNICATIONS CABLE	RW	RECYCLED WATER
CSWP	CERAMIC STORMWATER PIPE	RM	RISING MAIN
E	UNDERGROUND ELECTRICITY CABLES	RMS	ROADS & MARITIME SERVICES
AE AO	UNDERGROUND ELECTRICITY & OPTUS CABLES	S	SEWER
FS	FIRE SERVICE	SO	SEWER OUTFALL
G	GAS LINE	ST	SHARED TRENCH
GE	GAS LINE & ELECTRICITY CABLES	SW	STORM WATER
NBN	NATIONAL BROAD BAND CABLES	SW CK	STORMWATER CREEK
NG	NATURAL GAS LINE	T	TELSTRA CABLES
OH	OVERHEAD CABLES	TG	TELSTRA & GAS CABLES
OPT	OPTUS CABLE	U	UNKNOWN SERVICE
PE	PRIVATE ELECTRICITY	VO	VOCUS CABLES
PS	PRIVATE SEWER	VR	VERIZON CABLES
PW	PRIVATE WATER	W	WATER SUPPLY
		WM	WATER MAIN

1. ALL UNDERGROUND SERVICE INFORMATION INCLUSIVE OF GENERAL POSITION AND SURFACE COVER DEPTHS NOTED ON THE PLAN ARE APPROXIMATELY ONLY.
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3. THE LOCATION OF SERVICES BETWEEN SURVEYED POINTS (AS INDICATED) HAVE BEEN SHOWN DIAGRAMMATICALLY ONLY USING THE SERVICE DIAGRAMS AS PROVIDED. THE EXACT LOCATION OF THESE SERVICES BETWEEN THE SURVEYED POINTS MUST BE VERIFIED PRIOR TO ANY EXCAVATION OR PILING. NO WARRANTY IS GIVEN AGAINST THE POSSIBILITY OF THE EXISTENCE OF FURTHER UNCHARTED SERVICES.
4. ALL CONTRACTORS, TRADESMEN, BUILDING & PROJECT CONSULTANTS MUST CONTACT THE VARIOUS AUTHORITIES, IN ACCORDANCE WITH STANDARD "DIAL BEFORE YOU DIG" PROCEDURES PRIOR TO UNDERTAKING ANY WORKS WITHIN THE VICINITY OF THE SERVICE LINES TO VERIFY THE POSITION OF THE SERVICE LINES.

REDUCTION RATIO 1 : 100

0 1 2 3 4 5 6 7 8 9 10

LENGTHS ARE IN METRES

CLIENT: LONGBOW ASSET MANAGEMENT

TITLE No: 101/789839	REF: 200816
DATUM: A.H.D.	ISSUE: 1
DATE OF SURVEY: SEP.18	ISSUE DATE: 21.09.18
SURVEYOR: SZ	SHEET SIZE: A0
DRAFTER: PH	SHEET 1 OF 4 SHEETS

PLAN OF DETAIL & LEVELS AT No 110 GEORGE STREET PARRAMATTA 'THE OCTAGON'

veris

Veris Australia Pty Ltd
Suite 301, Level 3, 55 Holt Street
Surry Hills NSW 2012
PO Box 1807
Strawberry Hills NSW 2012
t: (02) 92124655
email: surryhills@veris.com.au
web site: www.veris.com.au

...365 110 GEORGE ST, PARRAMATTA\5_PRODUCTION\AUTOCAD\CA3865_110 GEORGE STREET_SURVEY.DWG

ISSUE	DATE	AMENDMENT	BY

PHILLIP STREET

M.G.A. TRUE NORTH

1
D P 541289

SITE UNDER CONSTRUCTION

101
D P 789839
SITE AREA 7097m2[1]
MULTI STOREY
CONCRETE OFFICE BUILDING
"THE OCTAGON"
No 99 PHILLIP STREET

2
D P 1230311

MULTI STOREY
OFFICE BUILDING
No 105 PHILLIP STREET

11
D P 611570

100
D P 1238267

(X) LEASE SUBSTATION & CABLE ROOF (2275598)

SHEET 1 ADJOINS

TYPICAL NOTES:

1. ORIGIN OF LEVELS PM 46084, RL7.3824 (AHD.)
2. BEARINGS ARE ON MGA NORTH.
3. NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN.
4. BEARINGS & DISTANCES HAVE BEEN COMPILED FROM TITLE AND/OR DEED INFORMATION SUPPLIED BY DEPARTMENT OF LANDS NSW.
5. RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.
6. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATIONS EVIDENT AT THE DATE OF SURVEY AND THE RELEVANT SERVICE DIAGRAMS OF THE VARIOUS AUTHORITIES. ALL SERVICE MUST BE VERIFIED ON SITE PRIOR TO ANY WORK BEING UNDERTAKEN. KERR AUSTRALIA PTY LTD BEAR NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE SERVICES SHOWN HEREON.
7. ROOF, EAVE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.
8. ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.
9. THE DIAMETER (Ø), SPREAD (S) & HEIGHT (H) OF EACH TREE IS INDICATIVE ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.
10. CONTOURS ARE AN INDICATION OF THE TOPOGRAPHY ONLY. SPOT LEVELS SHOULD BE USED IF DETAILED DESIGN IS TO BE UNDERTAKEN.
11. CONTOUR INTERVAL0.100 METRE.

LEGEND OF TYPICAL CODES

AC	– ARCHITECTURAL EMBELLISHMENT	MLID	– METAL LID
AP	– ALIGNMENT PIN	NS	– NATURAL SURFACE
AWN	– AWNING	OCC	– STRUCTURE
BALC	– BALCONY	OPT	– OPTUS PIT
BAWN	– BOTTOM OF AWNING	PC	– PRAM CROSSING
BB	– BOTTOM OF BANK	PED	– PEDESTRIAN CROSSING
BCH	– BOTTOM OF CHIMNEY	PERG	– PERGOLA
BD	– BOTTOM OF DOOR	PM	– PERMANENT MARK
BDY	– BOUNDARY	PP	– POWER POLE
BF	– BOTTOM OF FENCE	ROC	– ROCK
BHR	– BOTTOM OF HANDRAIL	RWY	– RAILWAY
BT	– BITUMEN	RM	– REFERENCE MARK
BK	– BOTTOM OF KERB	RR	– ROOF RIDGE
BLD	– BUILDING	RON	– CONCRETE NAIL
BM	– BENCH MARK	SEW	– SEWER
BOL	– BOLLARD	SHR	– SHRUB
BR	– BOTTOM OF ROCK	SIP	– SEWER INSPECTION PIT
BRK	– BRICK	SLH	– SEWER LAMP HOLE
BRW	– BOTTOM OF RETAINING WALL	SMH	– SEWER MANHOLE
BS	– BOTTOM OF STEPS	SP	– SIGN POST
BW	– BOTTOM OF WALL	SSM	– STATE SURVEY MARK
BWIN	– BOTTOM OF WINDOW	SV	– STOP VALVE
CHIM	– CHIMNEY	SW	– STORM WATER
CL	– CENTRELINE	TARCH	– TOP OF ARCH
CLD	– CONCRETE LID	TAWN	– TOP OF AWNING
COL	– COLUMN	TB	– TOP OF BANK
CON	– COMMUNICATIONS PIT	TBX	– TELSTRA BOX
CONC	– CONCRETE	TCH	– TOP OF CHIMNEY
CPT	– CARPORT	TD	– TOP OF DOOR
D	– DOOR	TEL	– TELSTRA PIT
DD	– DISH DRAIN	TELP	– TELSTRA PILLAR
DH	– DRILL HOLE	TF	– TOP OF FENCE
DHW	– DRILL HOLE & WINGS	TG	– TOP OF GUTTER
DWY	– DRIVEWAY	THR	– TOP OF HANDRAIL
EB	– EDGE OF BITUMEN	TI	– TRAFFIC ISLAND
EBOX	– ELECTRICITY BOX	TK	– TOP OF KERB
EC	– EDGE OF CONCRETE	TL	– TRAFFIC LIGHT
ED	– EDGE OF DOOR	TP	– TOP OF PARAPET
EG	– EDGE OF GARDEN	TR	– TREE
ELEC	– ELECTRICITY PIT	TRF	– TOP OF ROOF
EP	– EDGE OF PATH	TRK	– TOP OF ROCK
ER	– EDGE OF ROAD	TRW	– TOP OF RETAINING WALL
FCE	– FENCE	TS	– TOP OF STEPS
FL	– FLOOR LEVEL	TT	– TOP OF TANK
FFL	– FINISHED FLOOR LEVEL	TWIN	– TOP OF WINDOW
FP	– FENCE POST	US	– UNDERSIDE
GD	– GLASS DOOR	UAWN	– UNDERSIDE OF AWNING
GL	– GROUND LEVEL	UKS	– UNKNOWN SERVICE
GM	– GAS METER	USB	– UNDERSIDE OF BEAM
HPG	– HIGH PRESSURE GAS	USC	– UNDERSIDE OF CEILING
HR	– HANDRAIL	USE	– UNDERSIDE OF EAVE
HYD	– HYDRANT	USG	– UNDERSIDE OF GUTTER
IL	– INVERT LEVEL	V	– VENT
K	– KERB	VER	– VERANDAH
LIN	– LINTEL	VC	– VEHICLE CROSSING
LP	– LAMP POST	W	– WINDOW
MH	– MANHOLE	WM	– WATER METER

LEGEND OF TYPICAL SERVICES

—C—	COMMUNICATIONS CABLE	—RW—	RECYCLED WATER
CWP	STORMWATER PIPE	—RG—	RISING MAIN
—E—	UNDERGROUND ELECTRICITY CABLES	—RMS—	ROADS & MARITIME SERVICES
—XC—XO—	UNDERGROUND ELECTRICITY & OPTUS CABLES	—S—	SEWER
—FS—	FIRE SERVICE	—SO—	SEWER OUTFALL
—G—	GAS LINE	—ST—	SHARED TRENCH
—GE—	GAS LINE & ELECTRICITY CABLES	—SW—	STORM WATER
—NBN—	NATIONAL BROAD BAND CABLES	—SW—SC—	STORMWATER CREEK
—NG—	NATIONAL GAS LINE	—T—	TELSTRA CABLES
—OH—	OVERHEAD CABLES	—TG—	TELSTRA & GAS CABLES
—OPT—	OPTUS CABLE	—U—	UNKNOWN SERVICE
—PE—	PRIVATE ELECTRICITY	—VO—	VODUS CABLES
—PS—	PRIVATE SEWER	—VR—	VERIZON CABLES
—PW—	PRIVATE WATER	—W—	WATER SUPPLY
		—WA—	WATER MAIN

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Liability limited by a scheme approved under Professional Standards Legislation

REDUCTION RATIO 1 : 100

0 1 2 3 4 5 6 7 8 9 10
LENGTHS ARE IN METRES

CLIENT: LONGBOW ASSET MANAGEMENT

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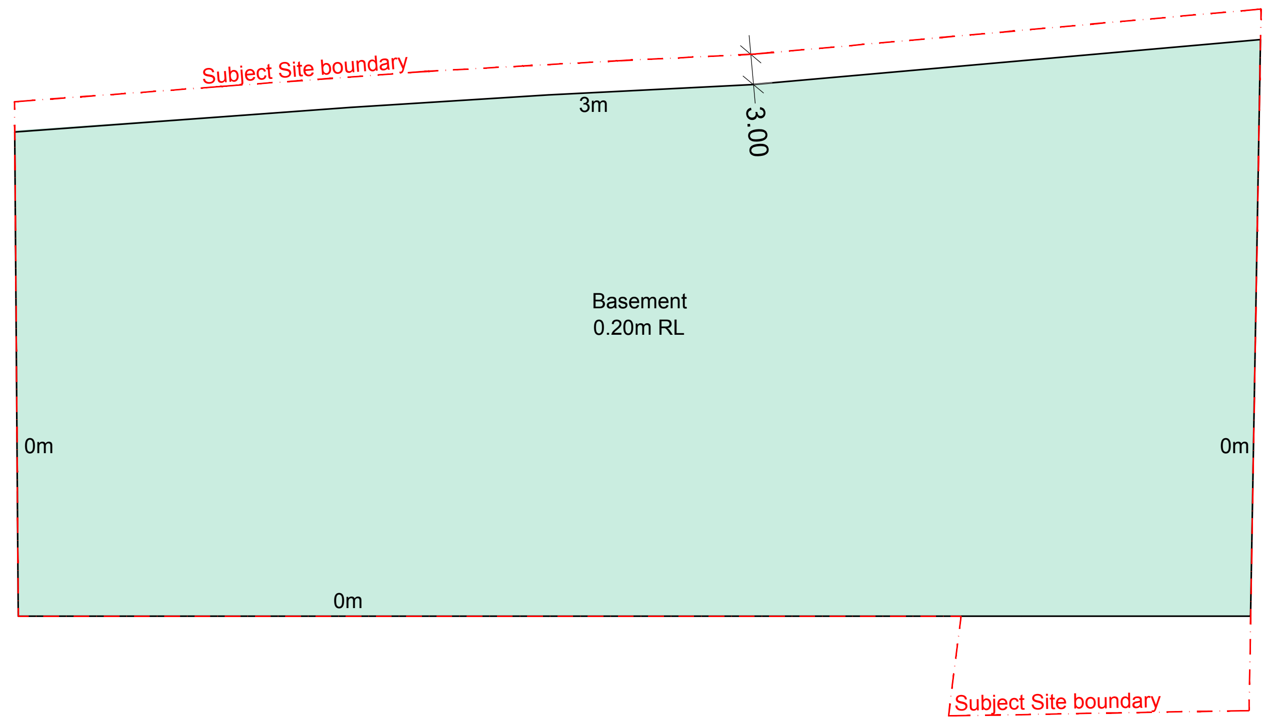
DRAFTER: PH	SHEET 2 OF 4 SHEETS

PLAN OF DETAIL & LEVELS AT No 110 GEORGE STREET PARRAMATTA 'THE OCTAGON'

Veris Australia Pty Ltd
Suite 301, Level 3, 55 Holt Street
Surry Hills NSW 2012
PO Box 1807
Strawberry Hills NSW 2012
t: (02) 92124655
email: surryhills@veris.com.au
web site: www.veris.com.au

\SYDATA01\DATA_CRONE\CAD\CA 3865 110 GEORGE ST, PARRAMATTA\5_PRODUCTION\AUTOCAD\CA3865_110 GEORGE STREET_SURVEY.DWG



CRONE ARCHITECTS

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone - NSW Reg. No. 3929

CLIENT
RF CorVAL
Terraform Capital
FOR STAGE 1DA ONLY

PROJECT INFORMATION:
CA3865
110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

DRAWING TITLE
AMENDED PROPOSED ENVELOPE BASEMENT

DRAWING NUMBER
A-DA-10500

REVISION
FOR APPROVAL
REV DATE NOTE

0 10 20M
SCALE 1:750 @A3

NORTH

A3

i) Zone of open to air plaza, to be a minimum of 600 m2
ii) 3m, open to air through site link
iii) 6m wide pedestrian link

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NSW Reg. No. 3929

CLIENT
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PROJECT INFORMATION:
CA3865
110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

DRAWING TITLE
AMENDED
PROPOSED ENVELOPE
GROUND FLOOR PLAN

DRAWING NUMBER
A-DA-10501

REVISION
B **FOR APPROVAL**
REV DATE NOTE

0 10 20M
SCALE 1:750 @A3
NORTH

FILE LOCATION: \\sydstat01\data_crone\cad\CA 3865 110 George St Parramatta\S_PRODUCTION\Arch\Cad\210310_After Jury Comments\PDF\A-DA-10501
A3

i) Zone of open to air plaza, to be a minimum of 600 m2
ii) 3m, open to air through site link

CRONE
ARCHI
TECTS

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone -
NSW Reg. No. 3929

CLIENT
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Terraform Capital**
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PROJECT INFORMATION:
CA3865
110 GEORGE STREET
**110 GEORGE STREET
PARRAMATTA NSW 2150**

DRAWING TITLE
**AMENDED
PROPOSED ENVELOPE
PODIUM**

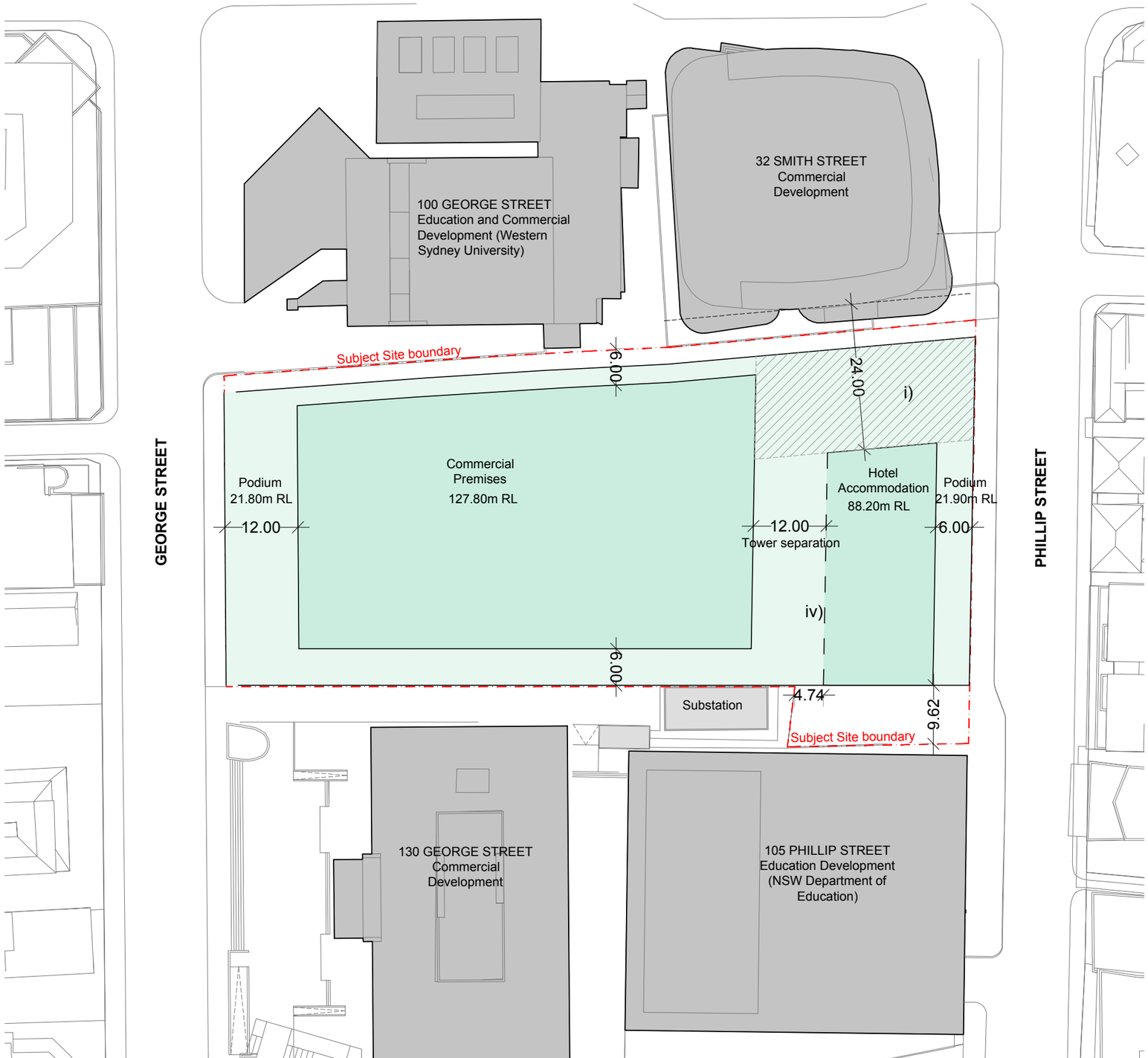
DRAWING NUMBER
A-DA-10502

REVISION
B **FOR APPROVAL**
REV DATE NOTE

0 10 20M
SCALE 1:750 @A3

NORTH

FILE LOCATION A3



i) Zone of open to air plaza, to be a minimum of 600 m2

iv) Future hotel building can extend south beyond envelope but must maintain a building separation of at least 12m from future southern building

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CLIENT

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PROJECT INFORMATION:

CA3865
110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

DRAWING TITLE

AMENDED PROPOSED ENVELOPE ROOF

DRAWING NUMBER

A-DA-10503

REVISION

B **FOR APPROVAL**

REV DATE NOTE

0 10 20M

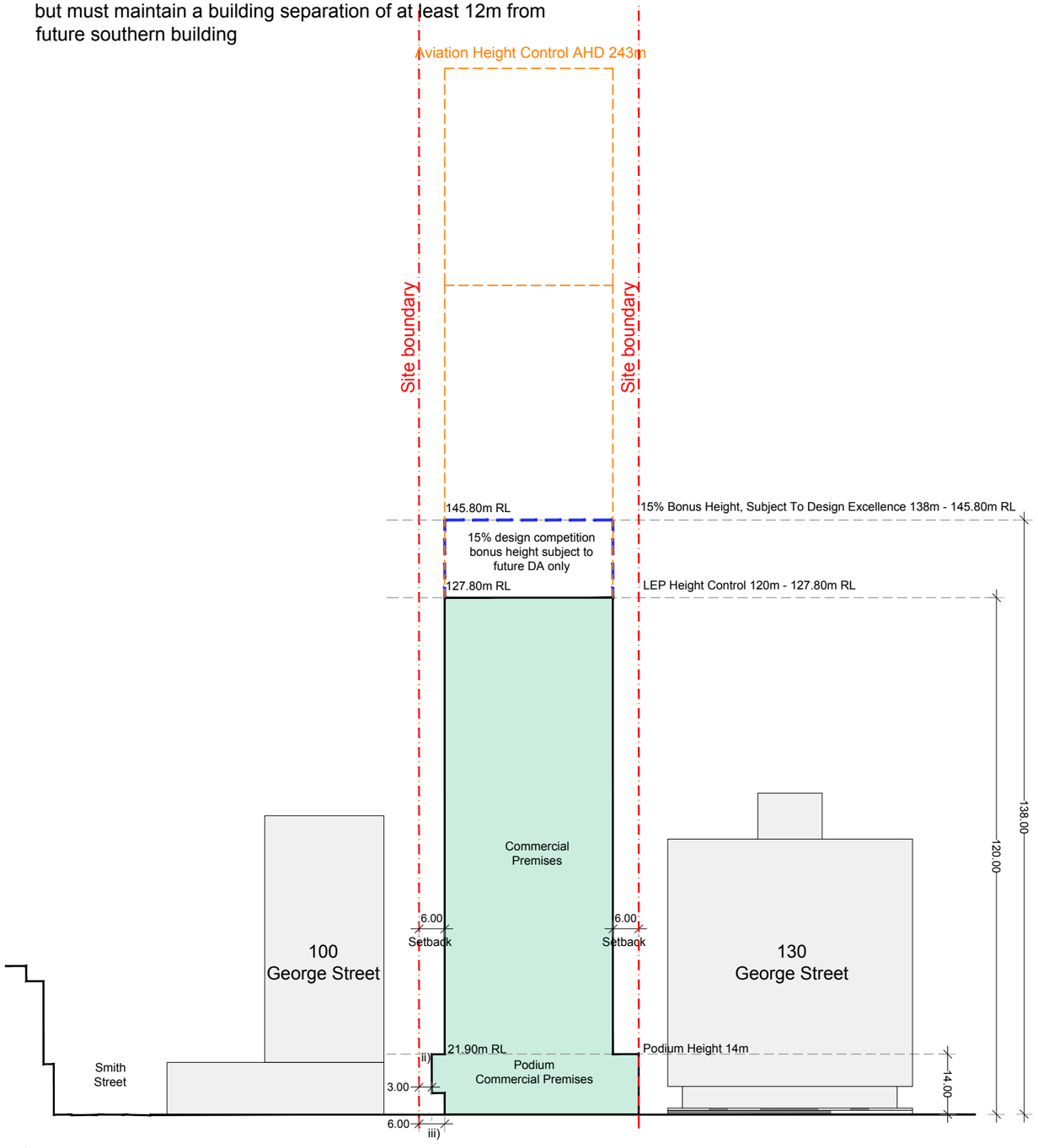
SCALE 1:750 @A3

NORTH

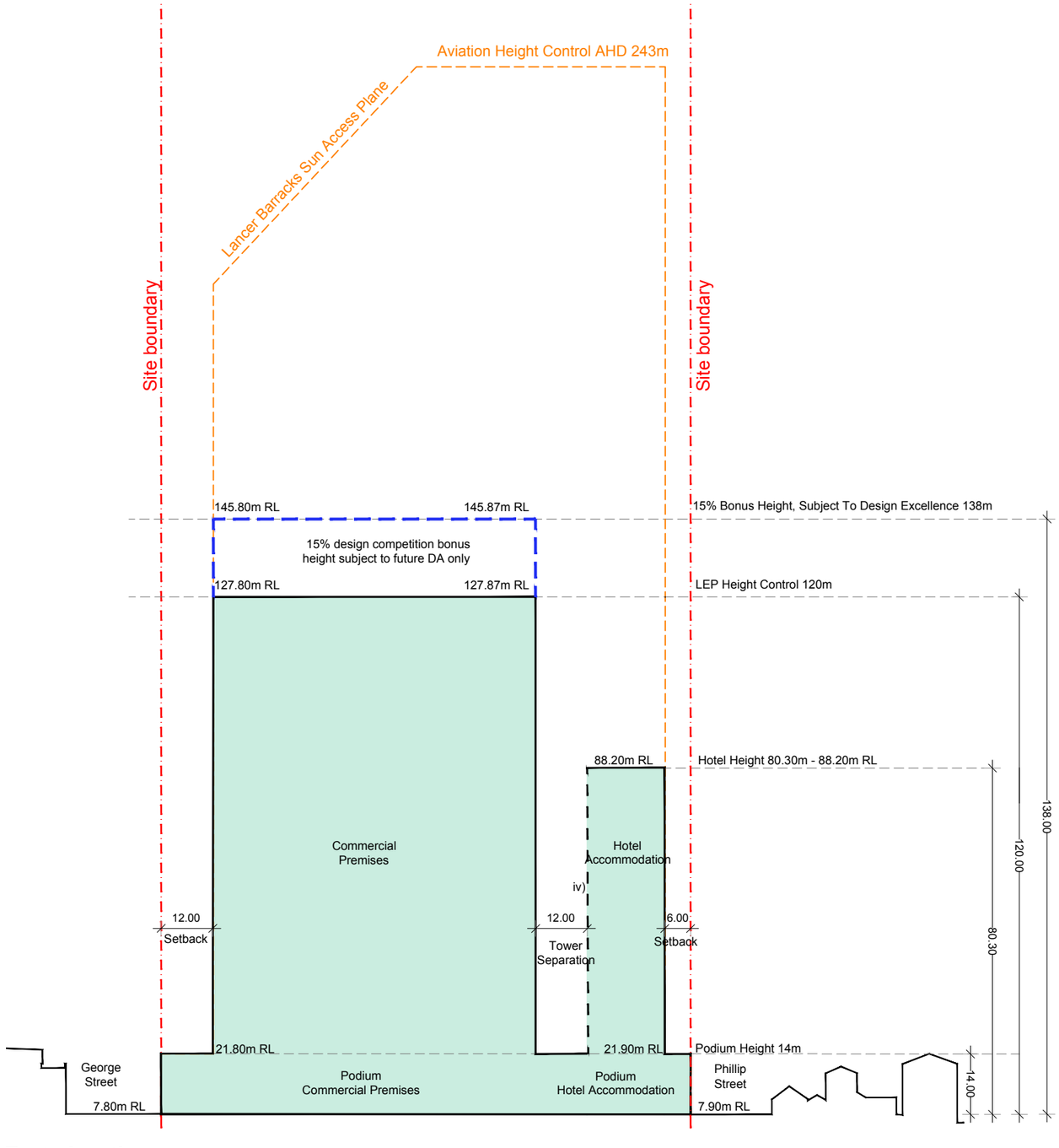
A3

FILE LOCATION: \\sydstor1\data_crone\cad\CA 3865 110 George St Parramatta_PRODUCTION\Archicad\CA 3865 110 George St_After Jury Comments.pln\PDF\A-DA-10503

ii) 3m, open to air through site link
iii) 6m wide pedestrian link
iv) Future hotel building can extend south beyond envelope but must maintain a building separation of at least 12m from future southern building



South elevation



East elevation

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CLIENT
RF CorVAL
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PROJECT INFORMATION:
CA3865
110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

DRAWING TITLE
AMENDED PROPOSED ENVELOPE ELEVATION SOUTH AND EAST

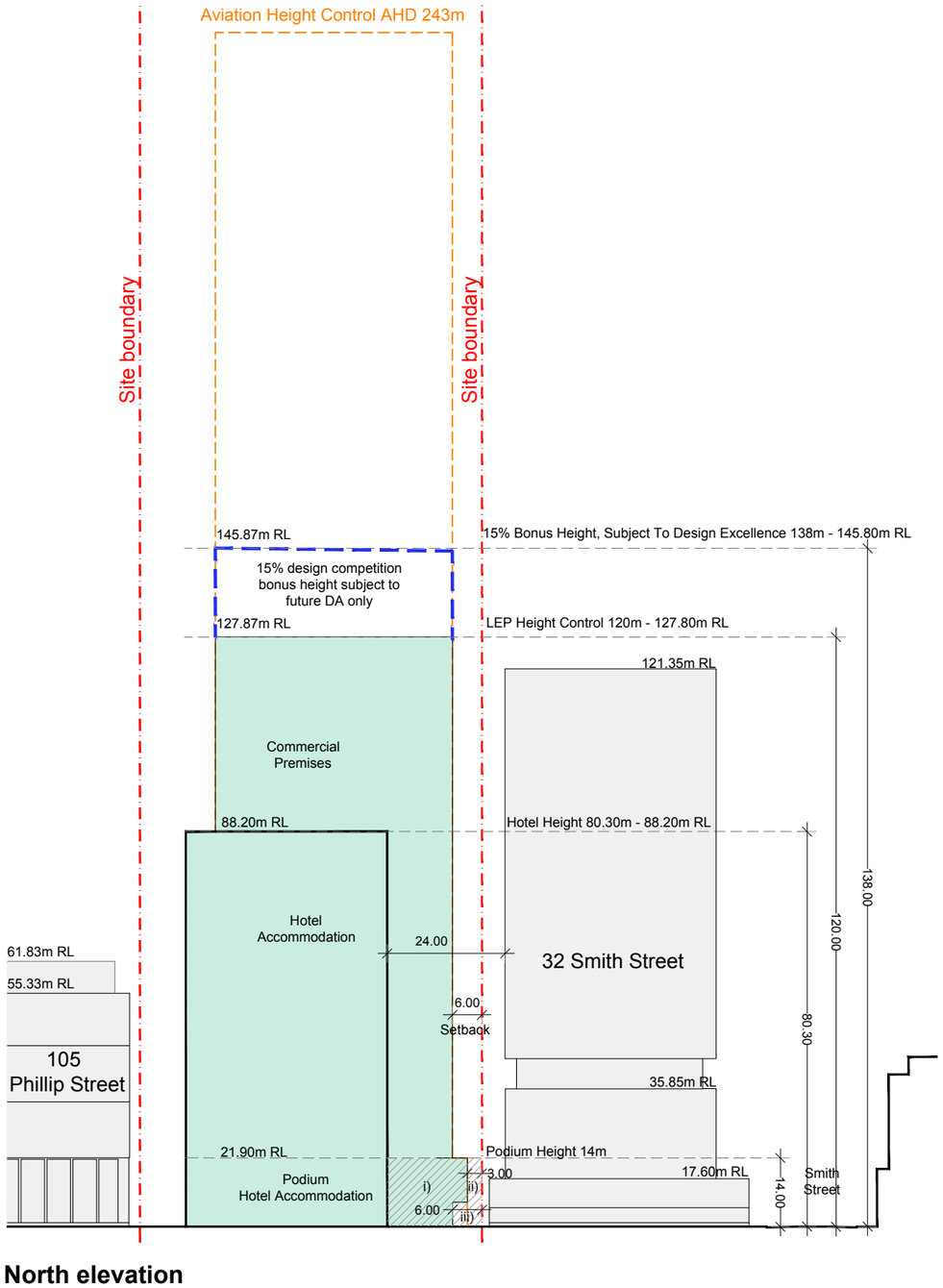
DRAWING NUMBER
A-DA-10504

REVISION
C **FOR APPROVAL**
REV DATE NOTE

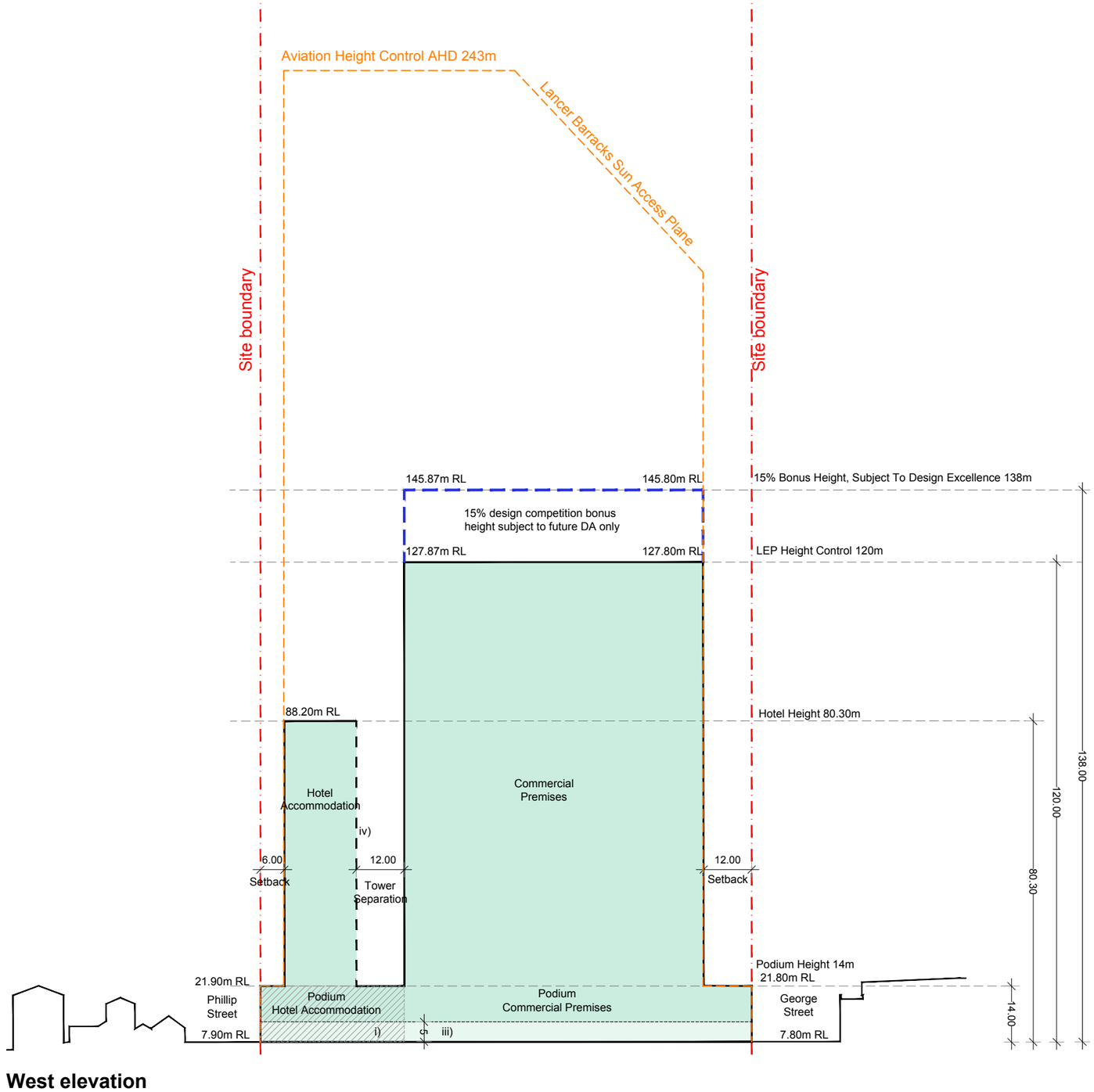
SCALE 1:1200 @A3 NORTH A3

FILE LOCATION: \\sydfas01\data_cronecad\CA 3865 110 George St\Parramatta\5_PRODUCTION\Autocad\210910_Plan Jury Comments\PDF\A-DA-10504

i) Zone of open to air plaza, to be a minimum of 600 m2
ii) 3m, open to air through site link
iii) 6m wide pedestrian link
iv) Future hotel building can extend south beyond envelope but must maintain a building separation of at least 12m from future southern building



North elevation



West elevation

CRONE ARCHITECTS
Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
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Terraform Capital
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PROJECT INFORMATION:
CA3865
110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

DRAWING TITLE
AMENDED PROPOSED ENVELOPE ELEVATION NORTH AND WEST

DRAWING NUMBER
A-DA-10505

REVISION
C REV DATE **FOR APPROVAL** NOTE

SCALE 1:1200 @A3 NORTH A3

FILE LOCATION: \\sydstor1\data_crone\cad\CA 3865 110 George St Parramatta_PRODUCTION\Adobe\3865_Alter Jury Comments\PDF\A-DA-10505

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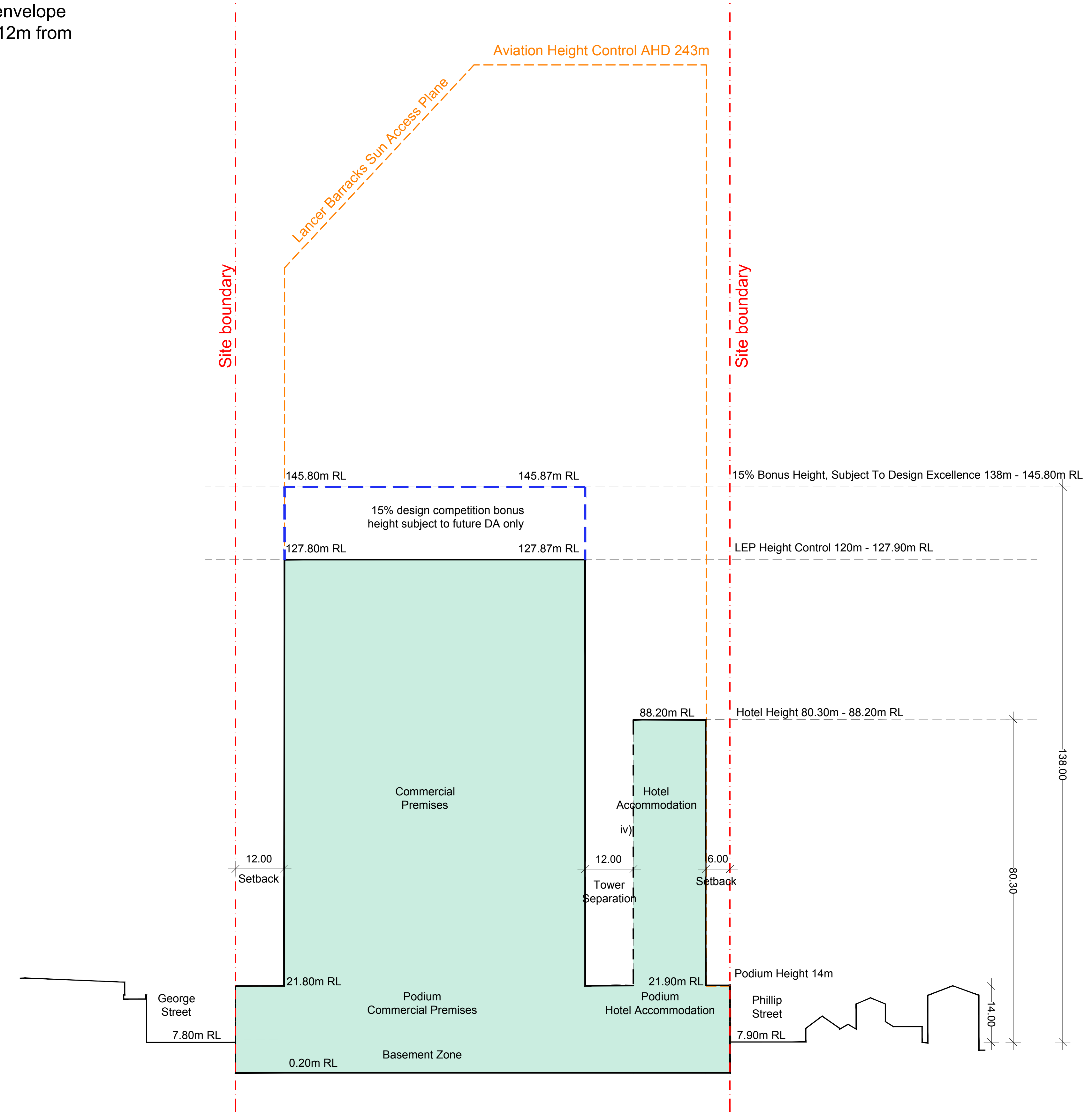

CRONE ARCHI TECTS

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
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CLIENT

RF CorVAL
Terraform Capital

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PROJECT INFORMATION:

CA3865
110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

DRAWING TITLE

AMENDED PROPOSED ENVELOPE SECTION

DRAWING NUMBER

A-DA-10506

REVISION

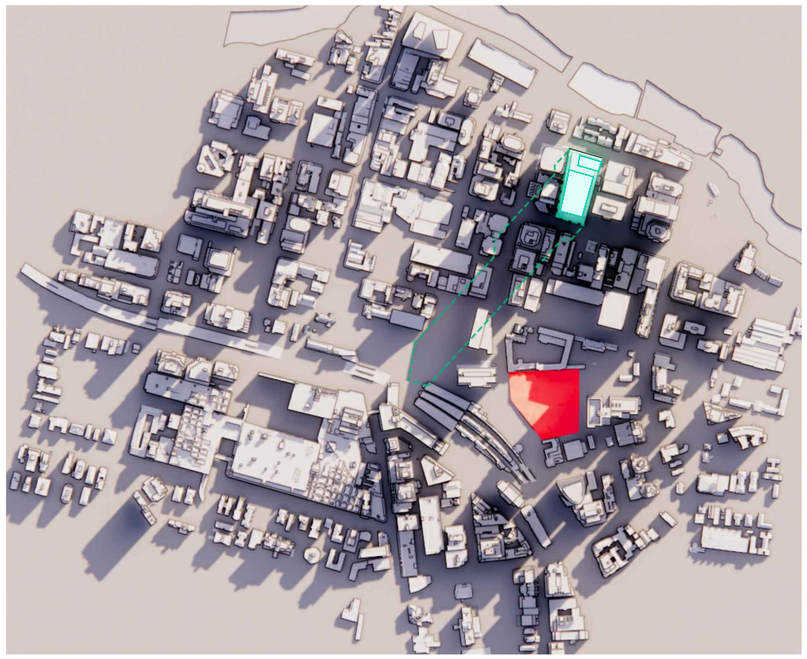
C **FOR APPROVAL**

REV DATE NOTE

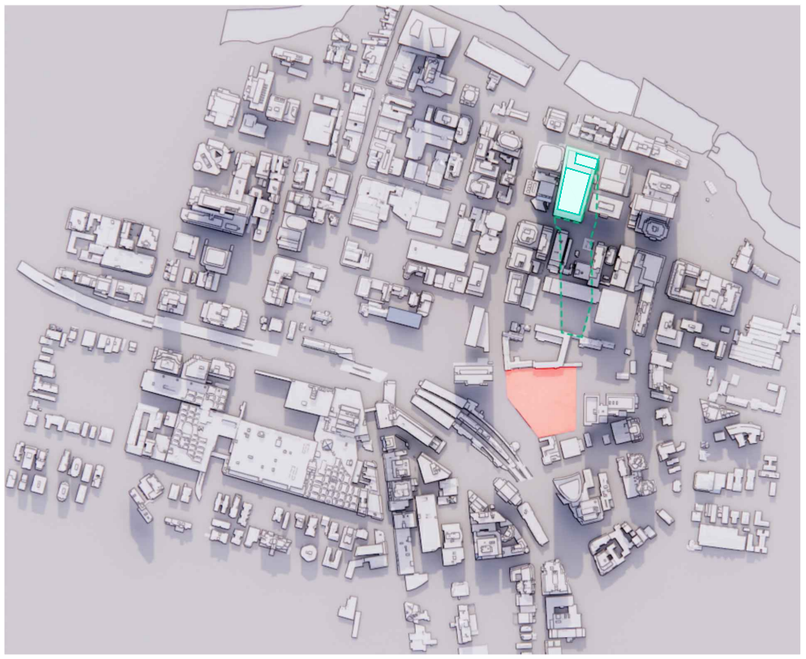
SCALE 1:1200 @A3

NORTH

A3



9:00 AM - JUNE 21



12:00 PM - JUNE 21

15:00 PM - JUNE 21

CRONE ARCHITECTS

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone -
NSW Reg. No. 3929

CLIENT

RF CorVAL
Terraform Capital

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PROJECT INFORMATION:

CA3865
110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

DRAWING TITLE

AMENDED PROPOSED ENVELOPE
SOLAR ANALYSIS
WINTER

DRAWING NUMBER

A-DA-10507

REVISION

B

REV DATE NOTE

FOR APPROVAL

SCALE 1: @A3

NORTH

A3

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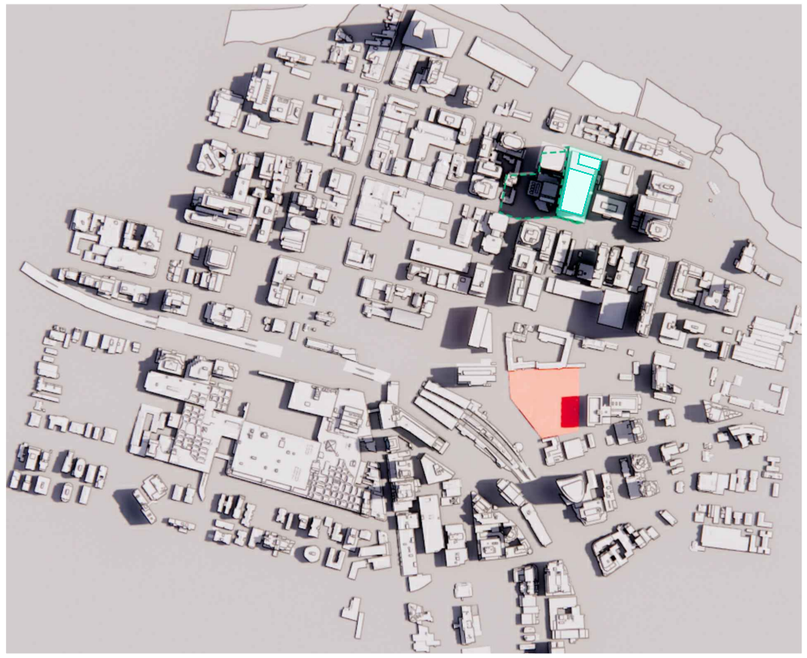

9:00 AM - DECEMBER 21

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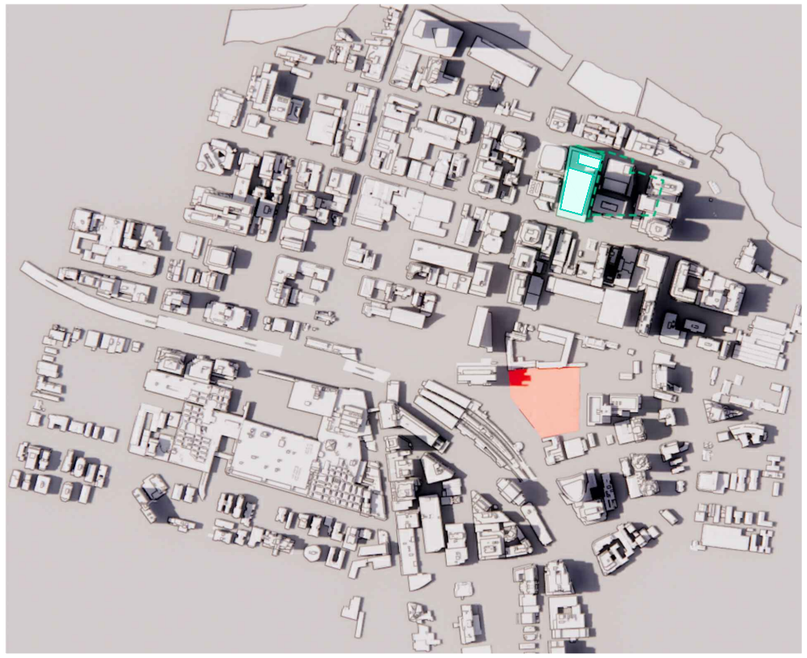

15:00 PM - DECEMBER 21

CRONE ARCHITECTS

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone -
NSW Reg. No. 3929

CLIENT

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PROJECT INFORMATION:

CA3865
110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

DRAWING TITLE

AMENDED PROPOSED ENVELOPE
SOLAR ANALYSIS
EQUINOX

DRAWING NUMBER

A-DA-10508

REVISION

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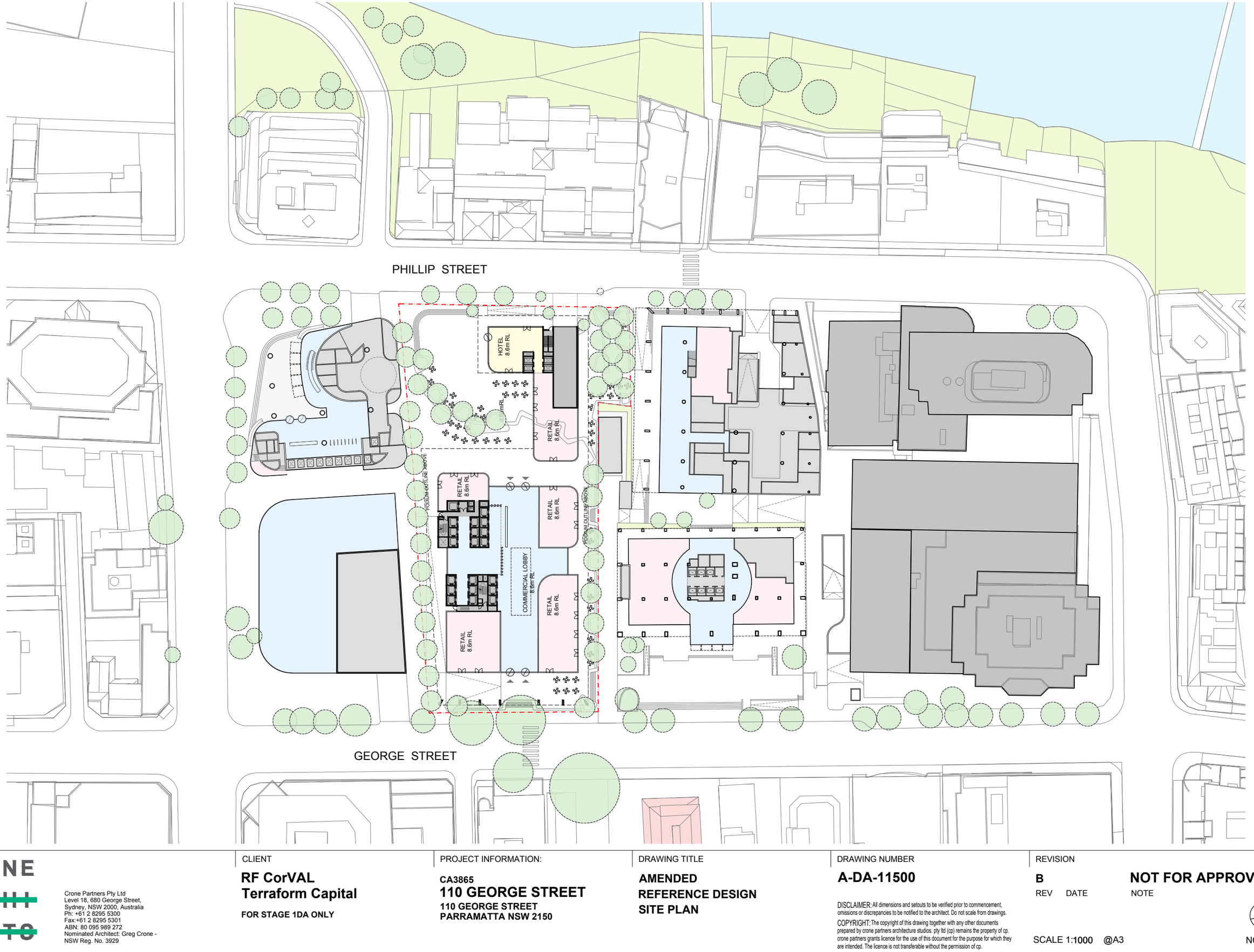

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PROJECT INFORMATION:

CA3865
110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

DRAWING TITLE

AMENDED REFERENCE DESIGN SITE PLAN

DRAWING NUMBER

A-DA-11500

REVISION

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REV DATE

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NOTE

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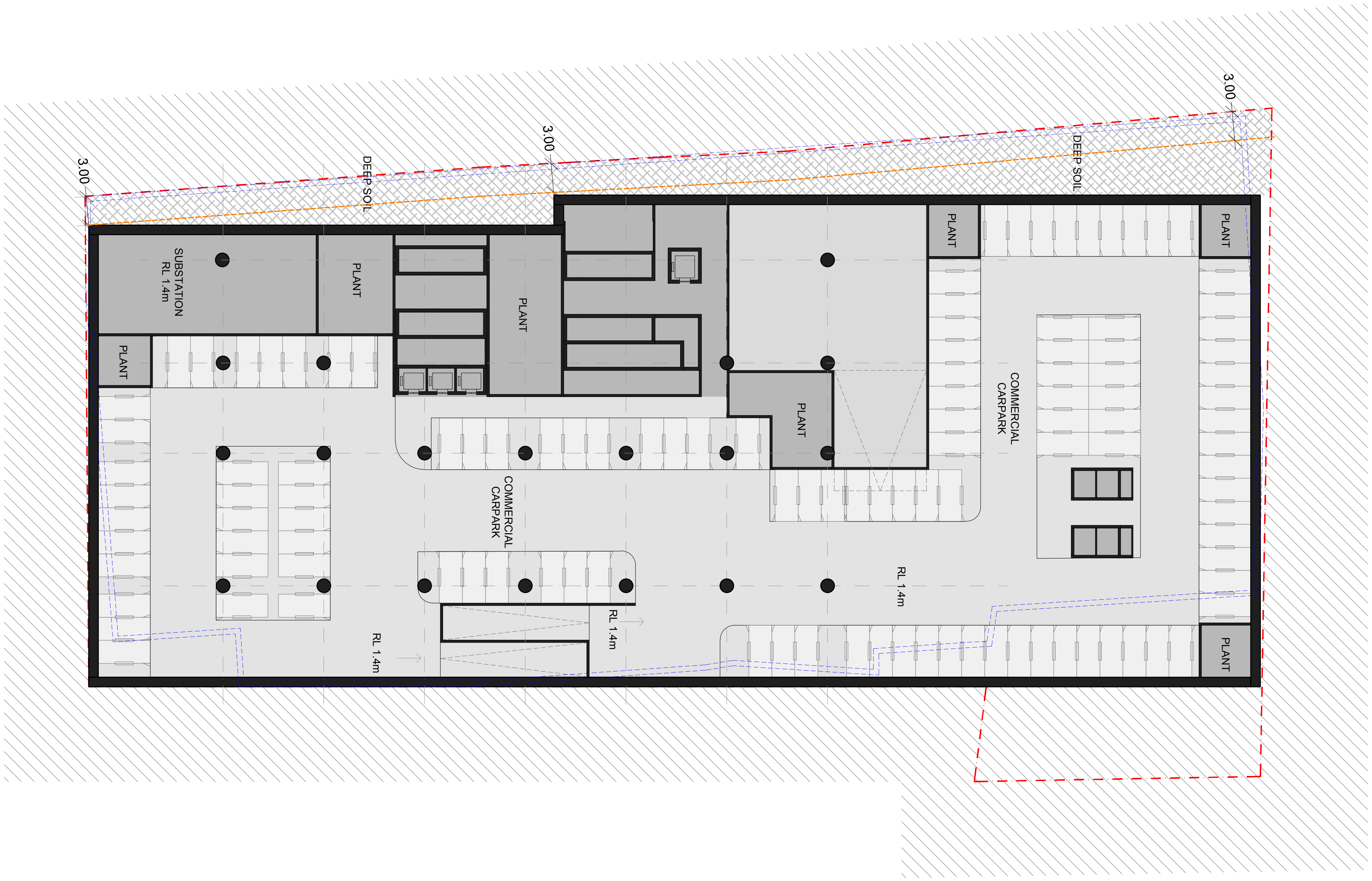

CRONE
ARCHI
TECTS

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
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PROJECT INFORMATION:

CA3865
110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

DRAWING TITLE

AMENDED
REFERENCE DESIGN
BASEMENT 2

DRAWING NUMBER

A-DA-11502

REVISION

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REV DATE

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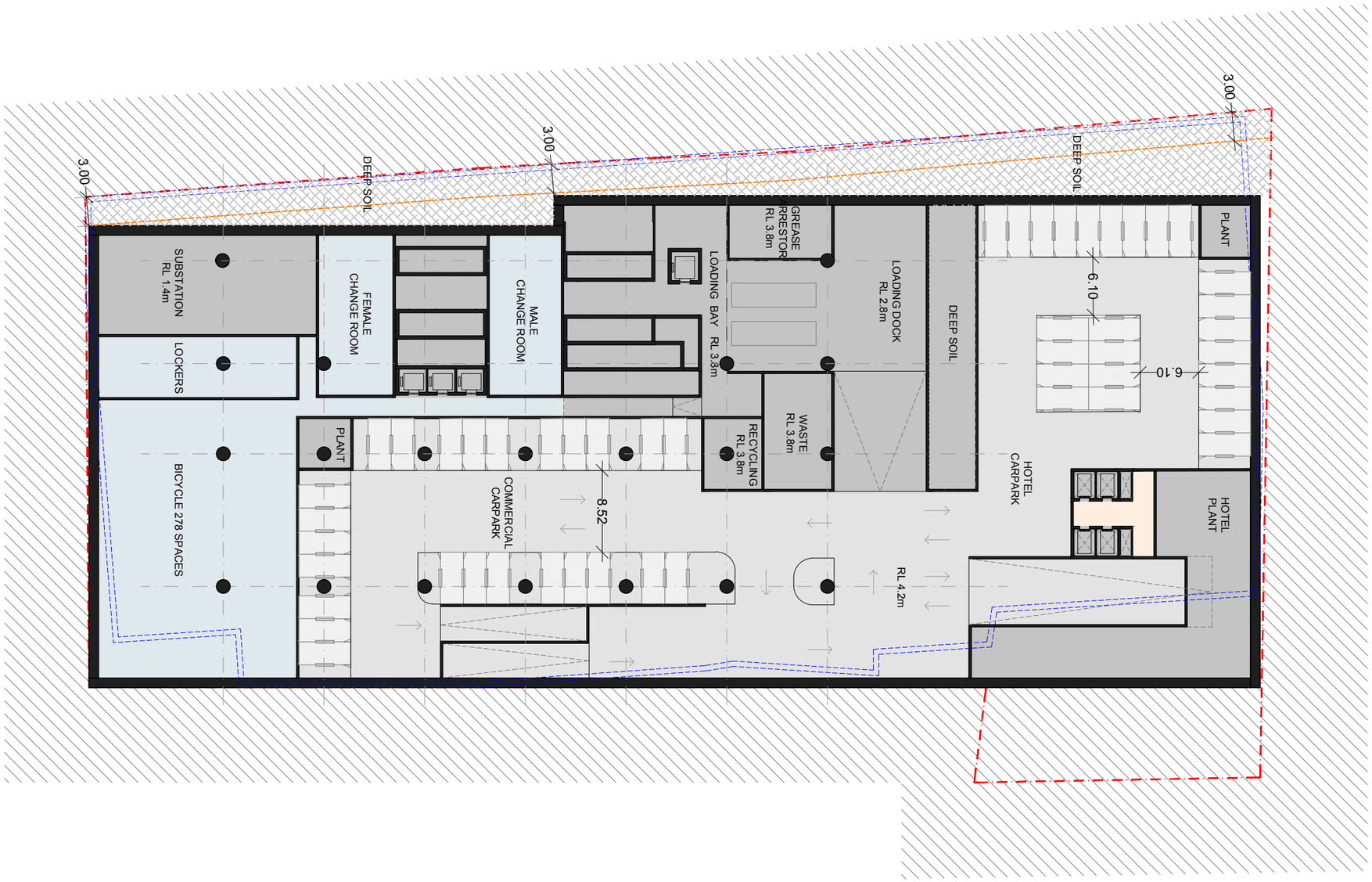

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Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
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NSW Reg. No. 3929

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PARRAMATTA NSW 2150

DRAWING TITLE

AMENDED
REFERENCE DESIGN
BASEMENT 1

DRAWING NUMBER

A-DA-11503

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Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone - NSW Reg. No. 3929

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CA3865
110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

DRAWING TITLE

AMENDED REFERENCE DESIGN GROUND FLOOR

DRAWING NUMBER

A-DA-11504

DISCLAIMER: All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be notified to the architect. Do not scale from drawings.

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Sydney, NSW 2000, Australia
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110 GEORGE STREET
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PARRAMATTA NSW 2150

DRAWING TITLE
AMENDED
REFERENCE DESIGN
PODIUM. LEVEL 01-02

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A-DA-11505

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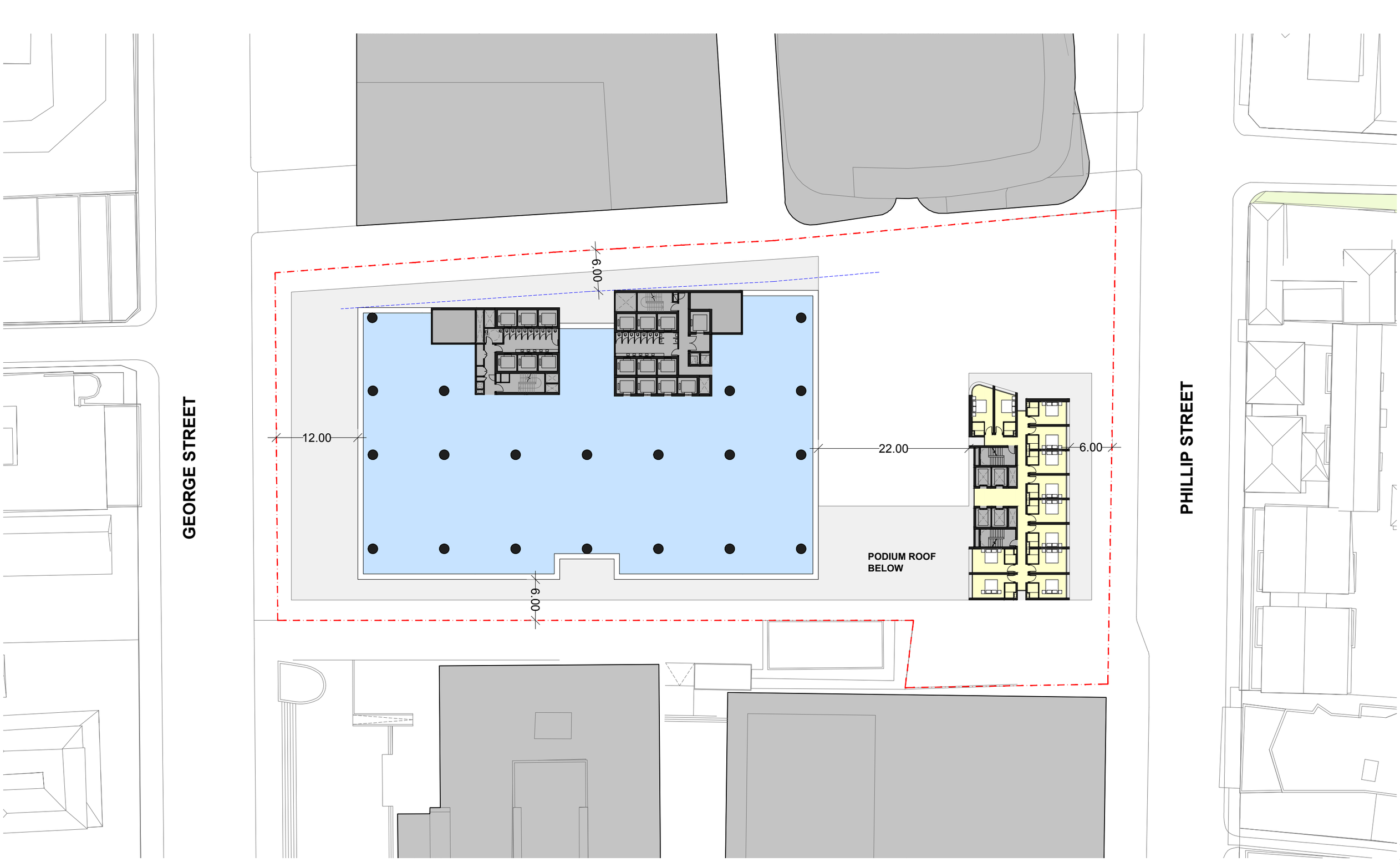

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PARRAMATTA NSW 2150

DRAWING TITLE

AMENDED
REFERENCE DESIGN
LOW RISE

DRAWING NUMBER

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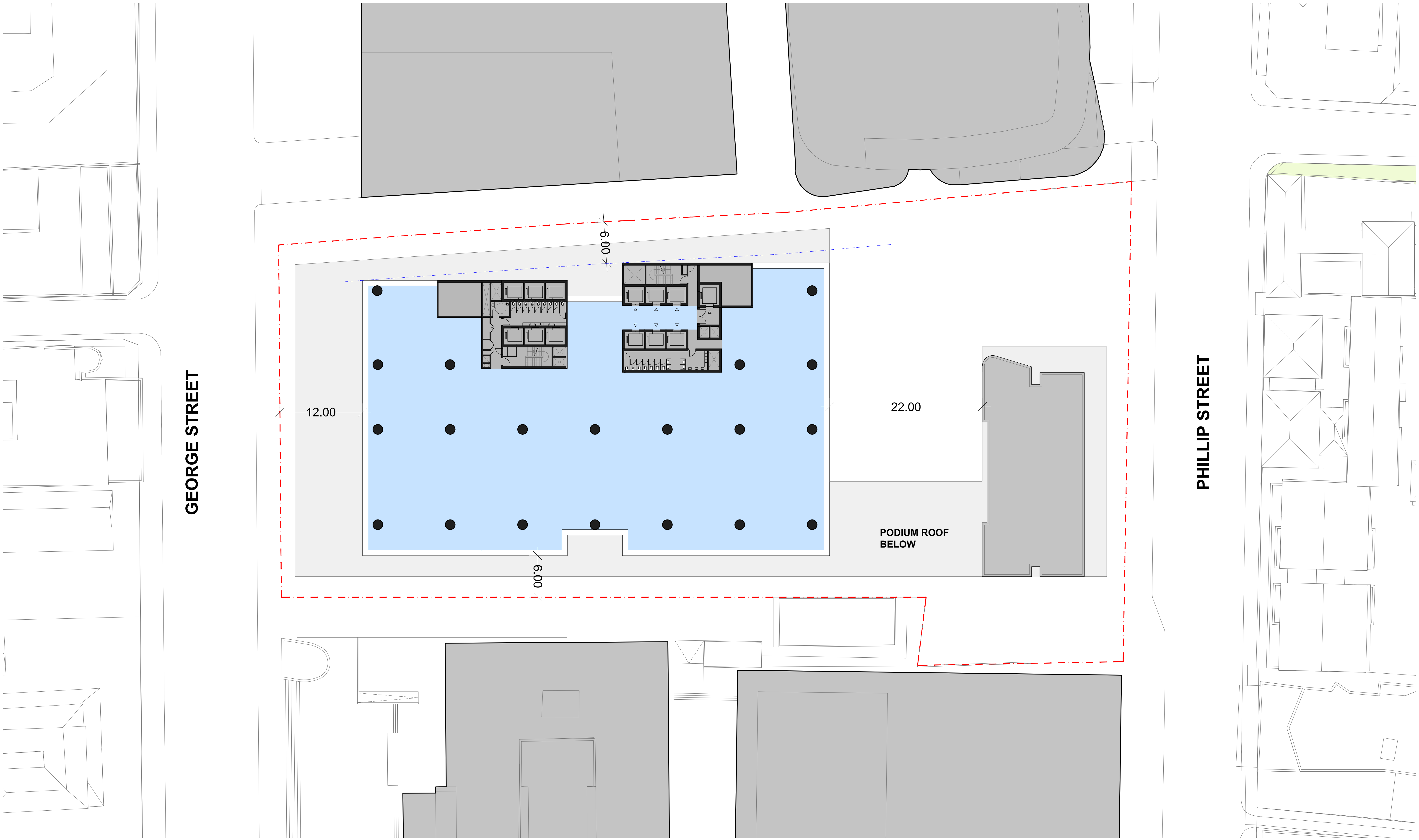

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ABN: 80 095 989 272
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110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

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AMENDED
REFERENCE DESIGN
MID RISE

DRAWING NUMBER
A-DA-11509

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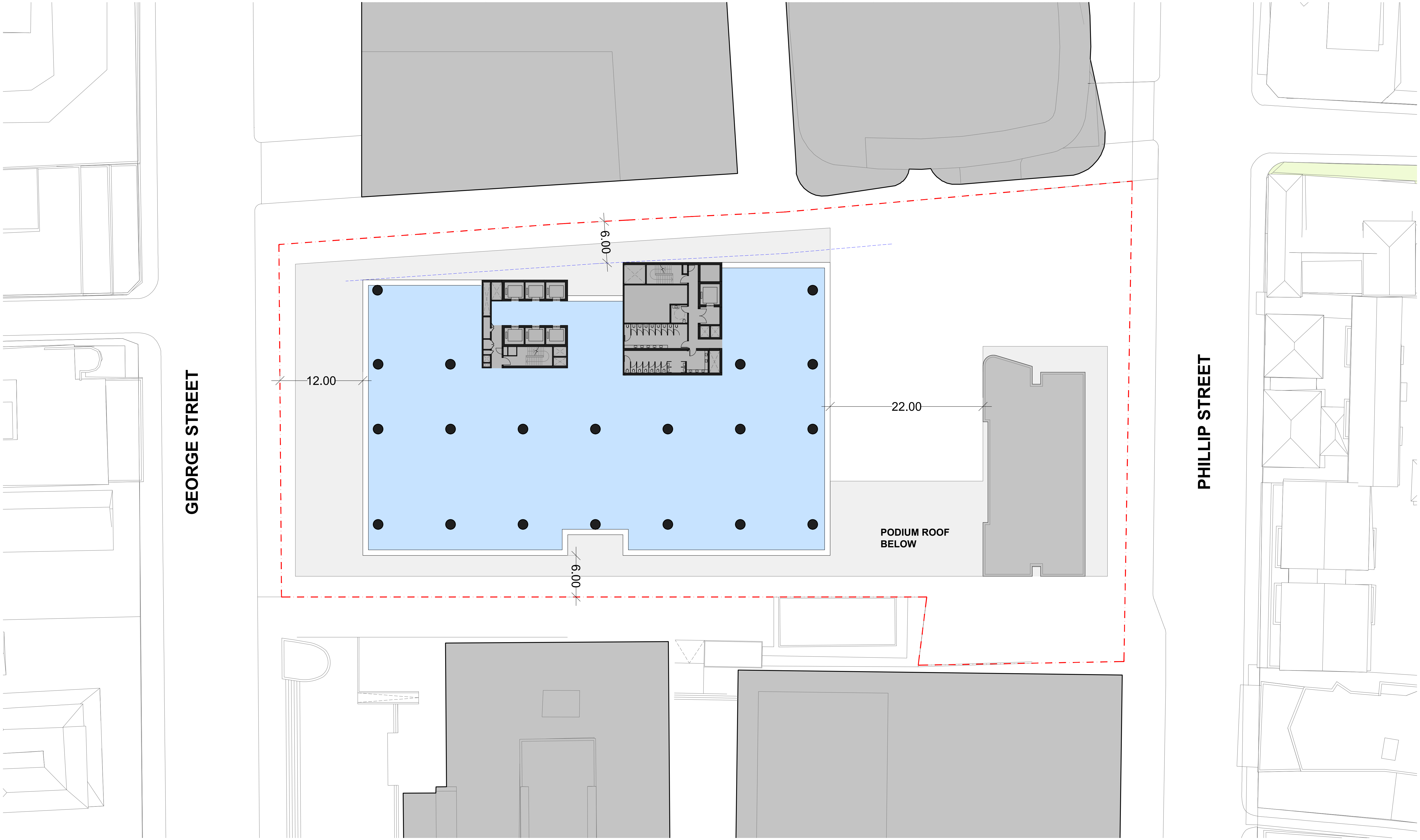

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NSW Reg. No. 3929

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110 GEORGE STREET
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PARRAMATTA NSW 2150

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REFERENCE DESIGN
HIGH RISE

DRAWING NUMBER
A-DA-11510

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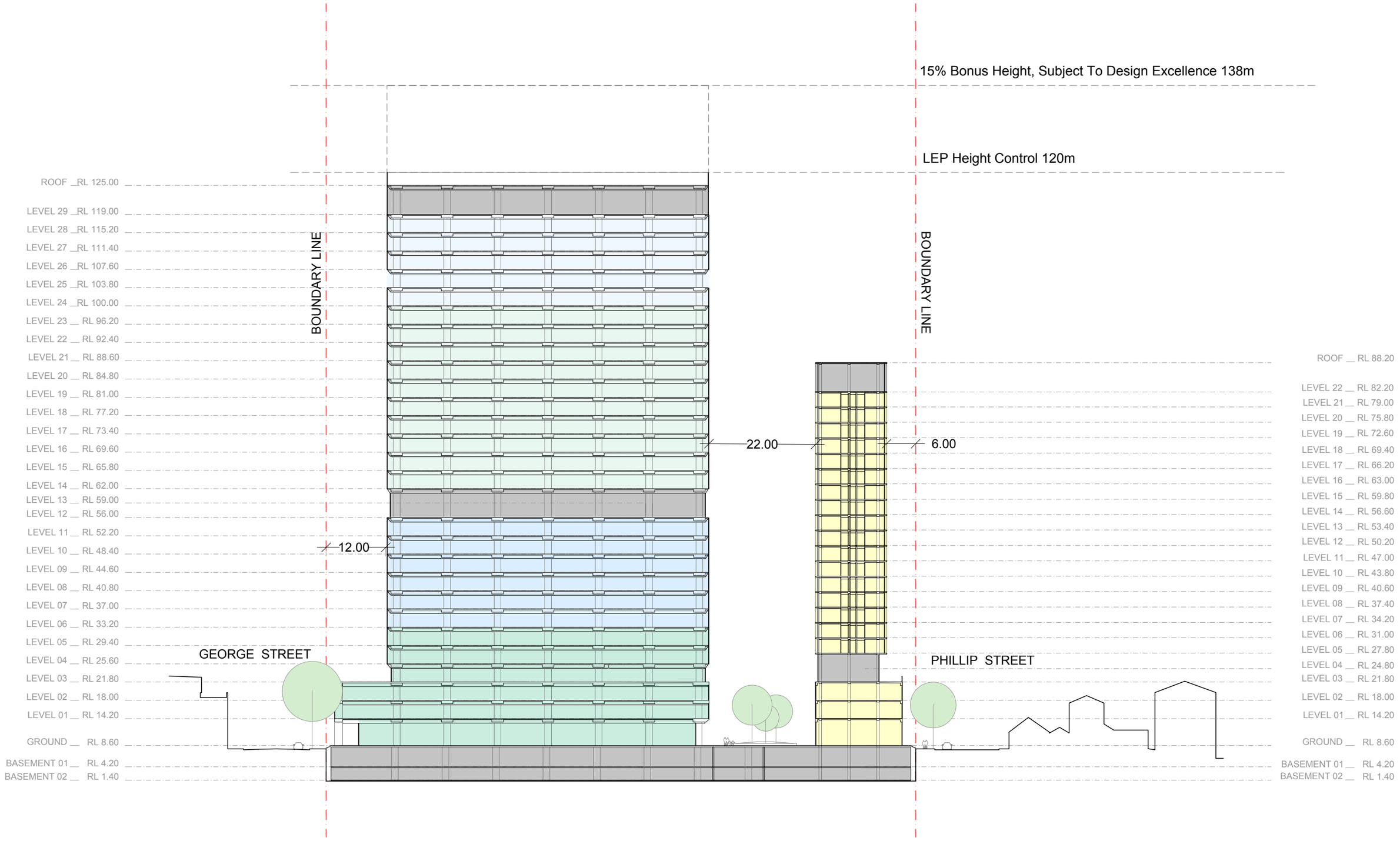

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PROJECT INFORMATION:

CA3865
110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

DRAWING TITLE

AMENDED
REFERENCE DESIGN
SECTION

DRAWING NUMBER

A-DA-31501

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Site Area

Lots	Site Area m²
Total	7,097

FSR Allowances

Use Type	FSR allowed for Use	
LEP 2016 FSR	10.0	:1
Total Base FSR	10.0	:1

Max. Height Allowances

	Height m
LEP 2016 Height	120.0
Total Height	120.0

Overview

Project	Total Site Area m²	Target GFA m²	Target FSR	Max Height
CA 3457 - 110 George St	7,097	70,970	10.0	120.00

Tower A	Total GFA m²	Total FSR	Total Height	Commercial NLA m	Retail NLA m²
	64,000	9.0	117.20	59,220	965

Tower B	Total GFA m²	Total FSR	Total Height	Commercial NLA m	Retail NLA m²	Hotel NSA m²
	6,650	0.9	80.30	-	265	6175

Tower A + Tower B + Basement	Total GFA m²	Total FSR	Max Height	Commercial NLA m	Retail NLA m²	Hotel NSA m²
	70,970	10.0	117.20	59,220	1,230	6,175

Distribution

Tower A - George Street

GBA / GFA / NSA / NLA

Program	Floors	Floor to Floor Heig	Total Height m	Relative Level m	GBA m²	Efficiency GFA-NLA	GFA m² Commercial	GFA m² Retail	GFA m² Total	Efficiency GBA-NLA	NLA m² Commercial	NLA m² Retail	NLA m² Total
	Roof		117.20	125.00									
Plant	Level 30	3.00	114.20	122.00									
Plant	Level 29	3.00	111.20	119.00	2,740		-				-		
Commercial	Level 28	3.80	107.40	115.20	2,740	93%	2,365		**2,365**	80%	2,190		**2,190**
Commercial	Level 27	3.80	103.60	111.40	2,740	93%	2,365		**2,365**	80%	2,190		**2,190**
Commercial	Level 26	3.80	99.80	107.60	2,740	93%	2,365		**2,365**	80%	2,190		**2,190**
Commercial	Level 25	3.80	96.00	103.80	2,740	93%	2,365		**2,365**	80%	2,190		**2,190**
Commercial	Level 24	3.80	92.20	100.00	2,740	93%	2,365		**2,365**	80%	2,190		**2,190**
Commercial	Level 23	3.80	88.40	96.20	2,740	93%	2,310		**2,310**	78%	2,140		**2,140**
Commercial	Level 22	3.80	84.60	92.40	2,740	93%	2,310		**2,310**	78%	2,140		**2,140**
Commercial	Level 21	3.80	80.80	88.60	2,740	93%	2,310		**2,310**	78%	2,140		**2,140**
Commercial	Level 20	3.80	77.00	84.80	2,740	93%	2,310		**2,310**	78%	2,140		**2,140**
Commercial	Level 19	3.80	73.20	81.00	2,740	93%	2,310		**2,310**	78%	2,140		**2,140**
Commercial	Level 18	3.80	69.40	77.20	2,740	93%	2,310		**2,310**	78%	2,140		**2,140**
Commercial	Level 17	3.80	65.60	73.40	2,740	93%	2,310		**2,310**	78%	2,140		**2,140**
Commercial	Level 16	3.80	61.80	69.60	2,740	93%	2,310		**2,310**	78%	2,140		**2,140**
Commercial	Level 15	3.80	58.00	65.80	2,740	93%	2,310		**2,310**	78%	2,140		**2,140**
Commercial	Level 14	3.80	54.20	62.00	2,740	93%	2,310		**2,310**	78%	2,140		**2,140**
Plant	Level 13	3.00	51.20	59.00									
Plant	Level 12	3.00	48.20	56.00	2,740								
Commercial	Level 11	3.80	44.40	52.20	2,740	94%	2,280		**2,280**	78%	2,145		**2,145**
Commercial	Level 10	3.80	40.60	48.40	2,740	94%	2,280		**2,280**	78%	2,145		**2,145**
Commercial	Level 09	3.80	36.80	44.60	2,740	94%	2,280		**2,280**	78%	2,145		**2,145**
Commercial	Level 08	3.80	33.00	40.80	2,740	94%	2,280		**2,280**	78%	2,145		2,145
Commercial	Level 07	3.80	29.20	37.00	2,740	94%	2,280		**2,280**	78%	2,145		2,145
Commercial	Level 06	3.80	25.40	33.20	2,740	94%	2,280		**2,280**	78%	2,145		2,145
Commercial	Level 05	3.80	21.60	29.40	2,740	94%	2,280		**2,280**	78%	2,145		2,145
Commercial	Level 04	3.80	17.80	25.60	2,740	94%	2,280		**2,280**	78%	2,145		2,145
Commercial	Level 03	3.80	14.00	21.80	2,740	94%	2,255		**2,255**	77%	2,115		2,115
Commercial	Level 02	3.80	10.20	18.00	4,090	105%	3,280		**3,280**	84%	3,435		3,435
Commercial	Level 01	3.80	6.40	14.20	4,090	105%	3,280		**3,280**	84%	3,435		3,435
Lobby & Retail	Ground	5.60	0.80	**8.60**	2,325		2,020		**2,020**		725	965	1,690
	All LevelsTotal		117.20	**125.00**	81,745	94%	64,000	-	**64,000**	72%	59,220	965	**60,185**
		Floor to Floor Heig	Total Height m	Relative Level m	GBA m²		Commercial	Retail	**Total**		Commercial	Retail	**Total**

* NLA includes commercial lobby at Ground level

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PROJECT INFORMATION:
CA3865
110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

DRAWING TITLE
AMENDED REFERENCE DESIGN SCHEDULE - SHEET 2

DRAWING NUMBER
A-DA-80504

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Tower B - Phillip Street

GBA / GFA / NSA / NLA

Program	Floors	Floor to Floor Heig	Total Height m	Relative Level m	GBA m²	Efficiency	GFA m²				Efficiency	NSA m²				keys
						GFA-NLA	Commercial	Hotel	Retail	Total	GBA-NSA	Commercial	Hotel	Retail	Total	keys
	Roof		80.30	88.20												
Plant	Level 23	3.00	77.30	85.20												
Plant	Level 22	3.00	74.30	82.20	485											
Hotel	Level 21	3.20	71.10	79.00	485	96%		225	-	225	44%		215		215	8
Hotel	Level 20	3.20	67.90	75.80	485	97%		320	-	320	64%		310		310	12
Hotel	Level 19	3.20	64.70	72.60	485	97%		320	-	320	64%		310		310	12
Hotel	Level 18	3.20	61.50	69.40	485	97%		320	-	320	64%		310		310	12
Hotel	Level 17	3.20	58.30	66.20	485	97%		320	-	320	64%		310		310	12
Hotel	Level 16	3.20	55.10	63.00	485	97%		320	-	320	64%		310		310	12
Hotel	Level 15	3.20	51.90	59.80	485	97%		320	-	320	64%		310		310	12
Hotel	Level 14	3.20	48.70	56.60	485	97%		320	-	320	64%		310		310	12
Hotel	Level 13	3.20	45.50	53.40	485	97%		320	-	320	64%		310		310	12
Hotel	Level 12	3.20	42.30	50.20	485	97%		320	-	320	64%		310		310	12
Hotel	Level 11	3.20	39.10	47.00	485	97%		320	-	320	64%		310		310	12
Hotel	Level 10	3.20	35.90	43.80	485	97%		320	-	320	64%		310		310	12
Hotel	Level 09	3.20	32.70	40.60	485	97%		320	-	320	64%		310		310	12
Hotel	Level 08	3.20	29.50	37.40	485	97%		320	-	320	64%		310		310	12
Hotel	Level 07	3.20	26.30	34.20	485	97%		320	-	320	64%		310		310	12
Hotel	Level 06	3.20	23.10	31.00	485	97%		320	-	320	64%		310		310	12
Hotel	Level 05	3.20	19.90	27.80	485	97%		320	-	320	64%		310		310	12
Plant	Level 04	3.00	16.90	24.80												
Plant	Level 03	3.00	13.90	21.80	485											
Amenities	Level 02	3.80	10.10	18.00	652	96%		370	-	370	54%		355		355	
Amenities	Level 01	3.80	6.30	14.20	652	97%		460	-	460	68%		445		445	
Lobby & Retail	Ground	5.60	0.70	8.60	600	98%		210	265	475	78%		200	265	465	
	All LevelsTotal		80.30	88.20	11,119			6,385	265	6,650	58%	-	6,175	265	6,440	200
		Floor to Floor Heig	Total Height m	Relative Level m	GBA m²		Commercial	Hotel	Retail	Total		Commercial	Hotel	Retail	Total	Total

Program	Floors	Floor to Floor Heig	Total Height m	Relative Level m	GBA m²	Efficiency	GFA m²				Efficiency	NLA m²			
						GFA-NLA	Commercial	Hotel	Retail	Total	GBA-NLA	Commercial	Hotel	Retail	Total
Parking, Loading & EOT	Basement 01	4.40	-3.70	4.20	6,150		320			320		-			-
Parking	Basement 02	2.80	-6.50	1.40	6,150					-					
	All LevelsTotal		-6.50	1.40	12,300		320			320		-			-
		Floor to Floor Heig	Total Height m	Relative Level m	GBA m²		Commercial	Hotel	Retail	Total		Commercial	Hotel	Retail	Total

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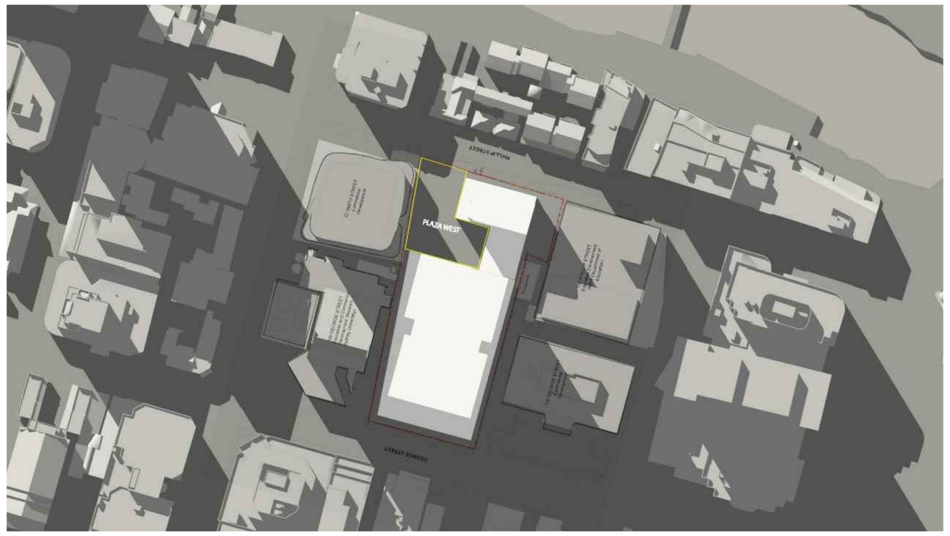
9 am - Mid Winter (21 June)

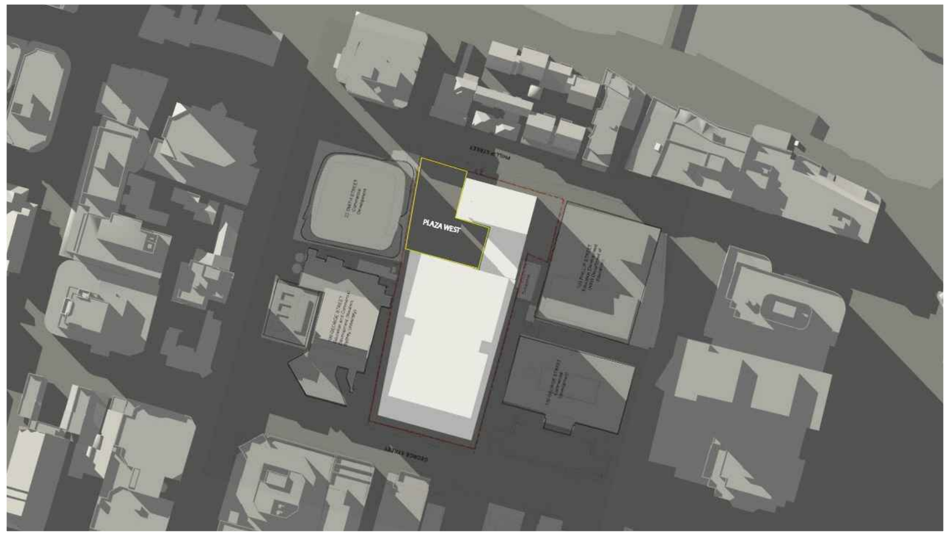
12 pm - Mid Winter (21 June)



14 pm - Mid Winter (21 June)

10 am - Mid Winter (21 June)

13 pm - Mid Winter (21 June)



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11 am - Mid Winter (21 June)

CRONE ARCHITECTS

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone -
NSW Reg. No. 3929

CLIENT

RF CorVAL
Terraform Capital

FOR STAGE 1DA ONLY

PROJECT INFORMATION:

CA3865
110 GEORGE STREET
110 GEORGE STREET
PARRAMATTA NSW 2150

DRAWING TITLE

AMENDED REFERENCE DESIGN SOLAR ANALYSIS OF WESTERN PLAZA - WINTER

DRAWING NUMBER

A-DA-80506

REVISION

NOT FOR APPROVAL

REV DATE NOTE

SCALE 1: @A3 NORTH

FILE LOCATION: A3

Offices

Sydney (HQ) +61 2 8295 5300
Melbourne +61 3 8621 8000

CRONE ARCHITECTS

Stage 1 DA Built Form Controls Response

110 George Street

Parramatta, NSW

For: City of Parramatta

02.07.2021

TERRAFORM CAPITAL

rl corval

CRONE ~~ARCHITECTS~~

Level 18, 680 George Street
Sydney NSW, Australia 2000
E ——— info@crone.com.au
T ——— + 61 2 8295 5300

1

Tower Design Conditions
City of Parramatta Recommended Envelope Condition

City of Parramatta Recommended Built Form Controls

The City of Parramatta have provided further recommendations to limit the size of any potential tower footprint within the 'loose-fit' Stage 1 DA envelope. These conditions are:

1. The future Stage 2 detailed Development Application must comply with the following built form requirements:

a) **The southern tower floorplate shall be limited to a maximum Gross Building Area (not including articulation) of 2,500sqm and be contained wholly within the southern tower envelope outlined on the drawings hereby approved.**
b) The podium shall be 14 – 21 meters in height relative to the adjacent street level.
c) The podium shall be built on and generally parallel with both street frontages (i.e. 0m setbacks) except for all steps and ramping at ground level to traverse the vertical distance between street level and the flood planning level which shall be accommodated external to the building.
d) The southern tower setback from the existing George Street boundary shall be a minimum of 12m, subject to articulation.
e) The northern tower setback from the existing Phillip Street boundary shall be a minimum of 6m, subject to articulation.
f) The podium shall be set back a minimum of 6m from the western boundary at the ground floor and a minimum of 3m above ground level. Any undercroft area shall have a minimum 4m height clearance above finished ground level.
g) The basement shall be setback a minimum of 3m from the western boundary.
h) The basement shall have a maximum of 2 levels.
i) The building shall be serviced by a single two-lane driveway from the Phillip Street frontage, separated from the public square by at least 2m. The driveway shall be located so as to avoid removal of existing street trees. The final location is to be supported by a Traffic Report by an appropriately qualified expert.

For the purposes of this condition, 'articulation' is considered to be +/- 450mm and not consist of gross floor space, balconies or the primary glazed façade. External solar shading falls within the definition of articulation.

Reason: To ensure suitable building bulk and public benefits.

Proposed Stage 1 DA Built Form Controls:

The Stage 1 DA submission had proposed a slightly different framework for tower footprints within the 'loose-fit' envelope. **It was proposed that the tower footprint (GBA) on a typical level should not exceed 85% of the proposed Stage 1 Development Envelope.** This allows for a range of diverse form/location outcomes to be explored within a future Design Excellence Competition process.

The approach to the Stage 1 framework proposed by the landowners and multi-disciplinary project team is the result of detailed investigation over a number of years which gives equal weight to the civic, environmental, social and commercial project objectives. Preliminary market sounding and project feasibility sees a 2,000sqm+ NLA floor-plate across the typical (low,mid and high-rise) office floor-plates providing the most viable future commercial offering on such a uniquely large CBD site in Parramatta.

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Tower Design Conditions
Envelope Ratio

Comparison of Built Form Controls:

The diagram, right illustrates the difference between the maximum built form tower footprint within the stage 1 DA (proposal (2,740 GBA) against the recommended reduction to a maximum 2,500 GBA. The difference between the 2 footprints can be easily understood as a 1m inward offset from the perimeter in plan although this could obviously take a number of forms.

A. Tower footprint as 85% of envelope, 2740sqm GBA

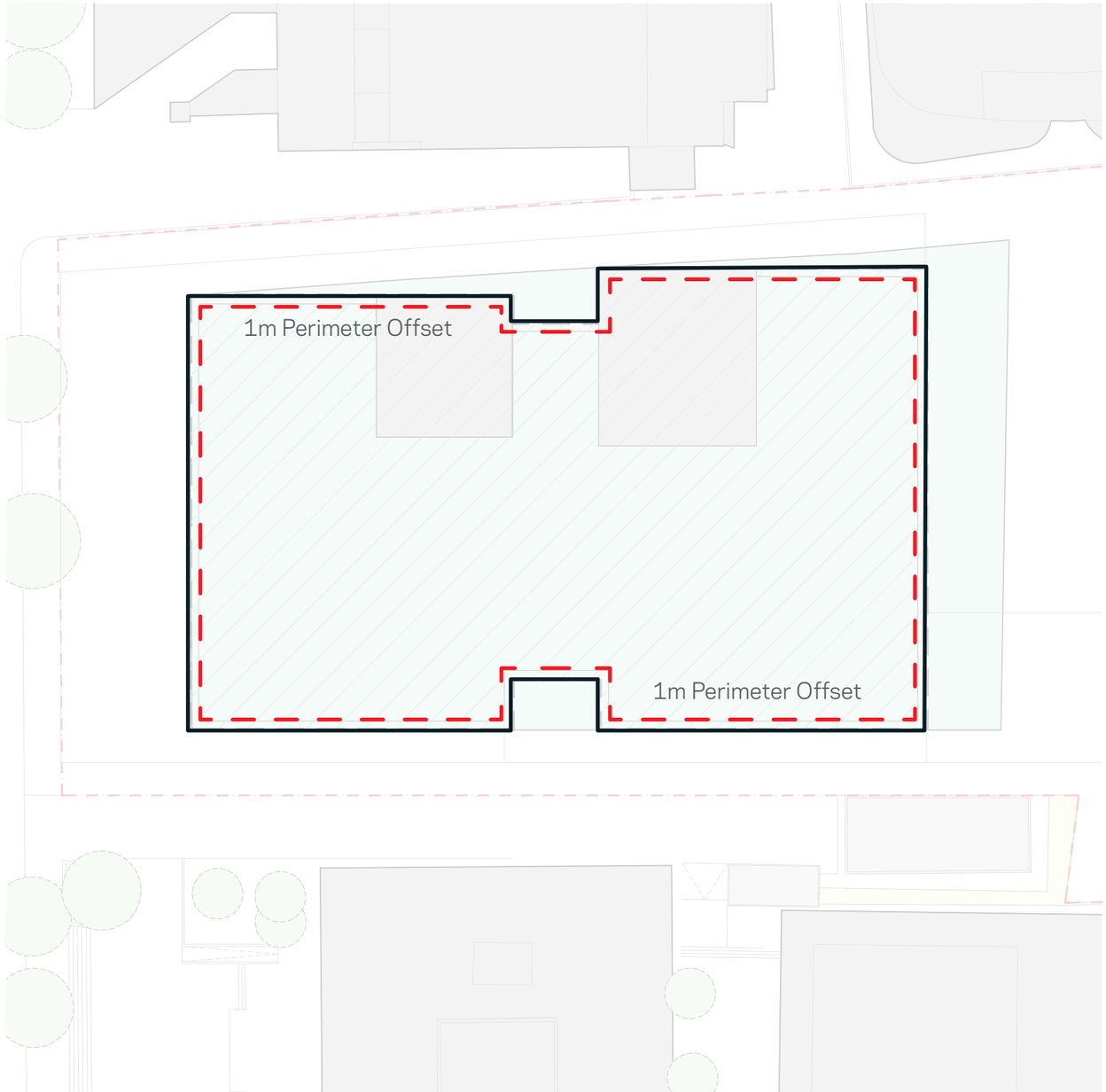
B. Tower footprint as max. 2,500sqm GBA

The difference in the percieved bulk and scale between the two tower footprints is extremely minor, if not indistinguishable. The massing comparisons have been detailed on the following pages through a series of viewpoints within the city.

A reduction in the building footprint, whilst seemingly minor does impact the balance of the way the project feasibility has been set up. Within the reference design testing, a reduction of the tower GBA to 2,500sqm would result in typical low and mid-rise floorplates below the target market offering of 2,000 NLA on a 7,097sqm site.

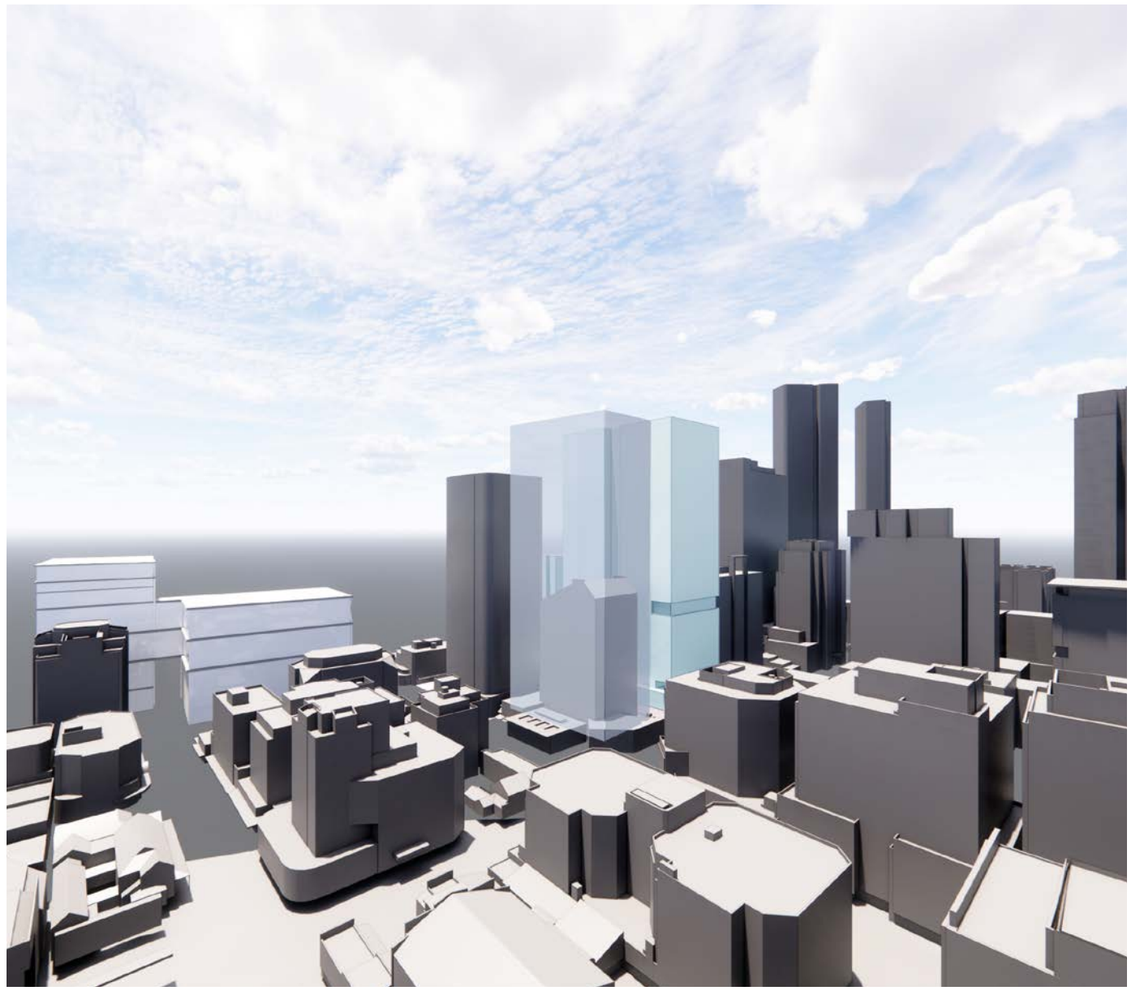
Whilst the reference design presents a fairly rigorous level of detail for a Stage 1 DA submission, it has not been fully interrogated or tested amongst a multi-disciplinary team in determining the likely core (structural, services, lifting) against the target ESD and A-Grade requirements which would be explored in future design stages.

Analysis of a range of recent CBD commercial office developments of a similar scale reveal that GBA-NLA efficiencies generally range somewhere between 75-80%, with 80% representing a high level of efficiency. with minimal contingency for evolving A-Grade lifting and services requirements or unique design features.

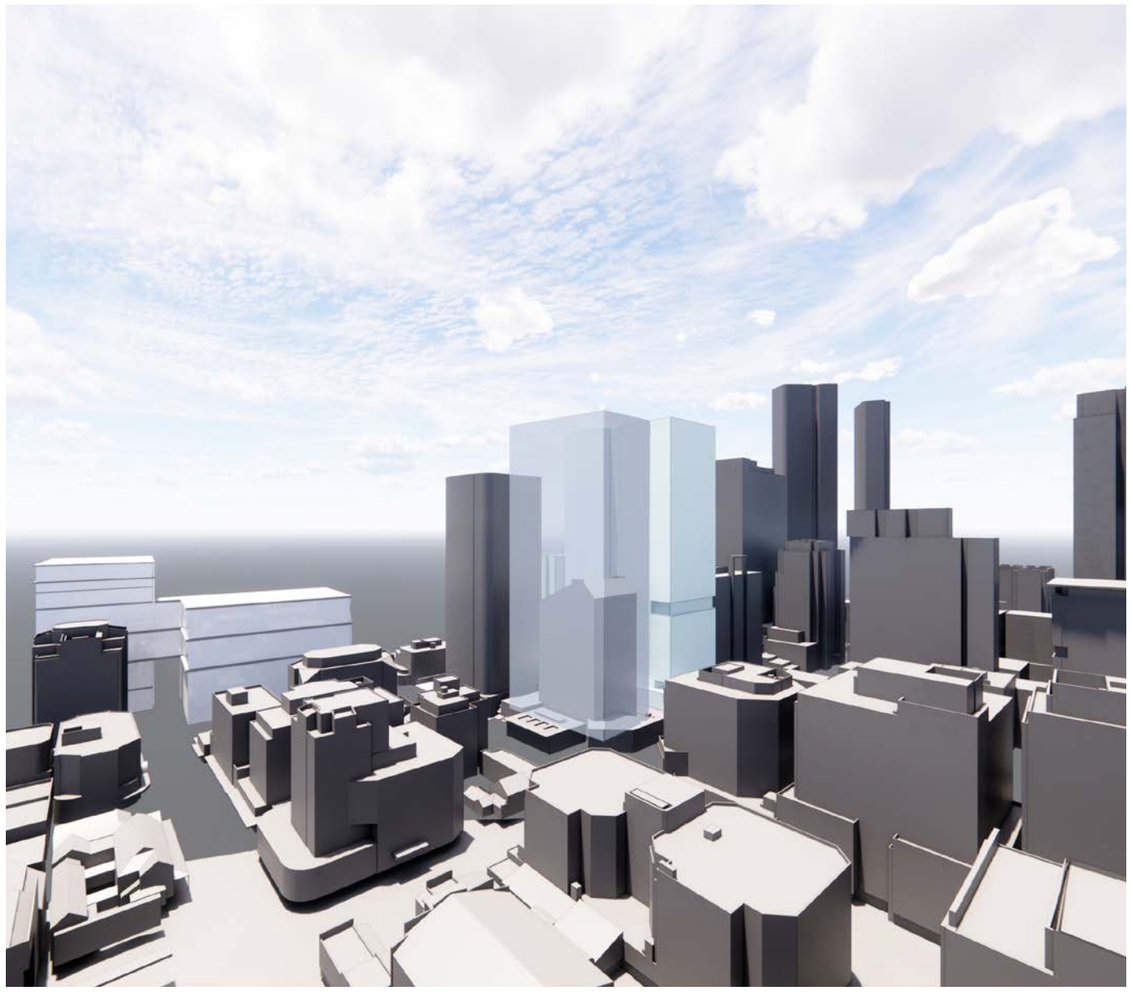


3D Model Massing Comparison Studies

South West Aerial With Speculative Future Mass at Neighbouring Site (100 George Street)

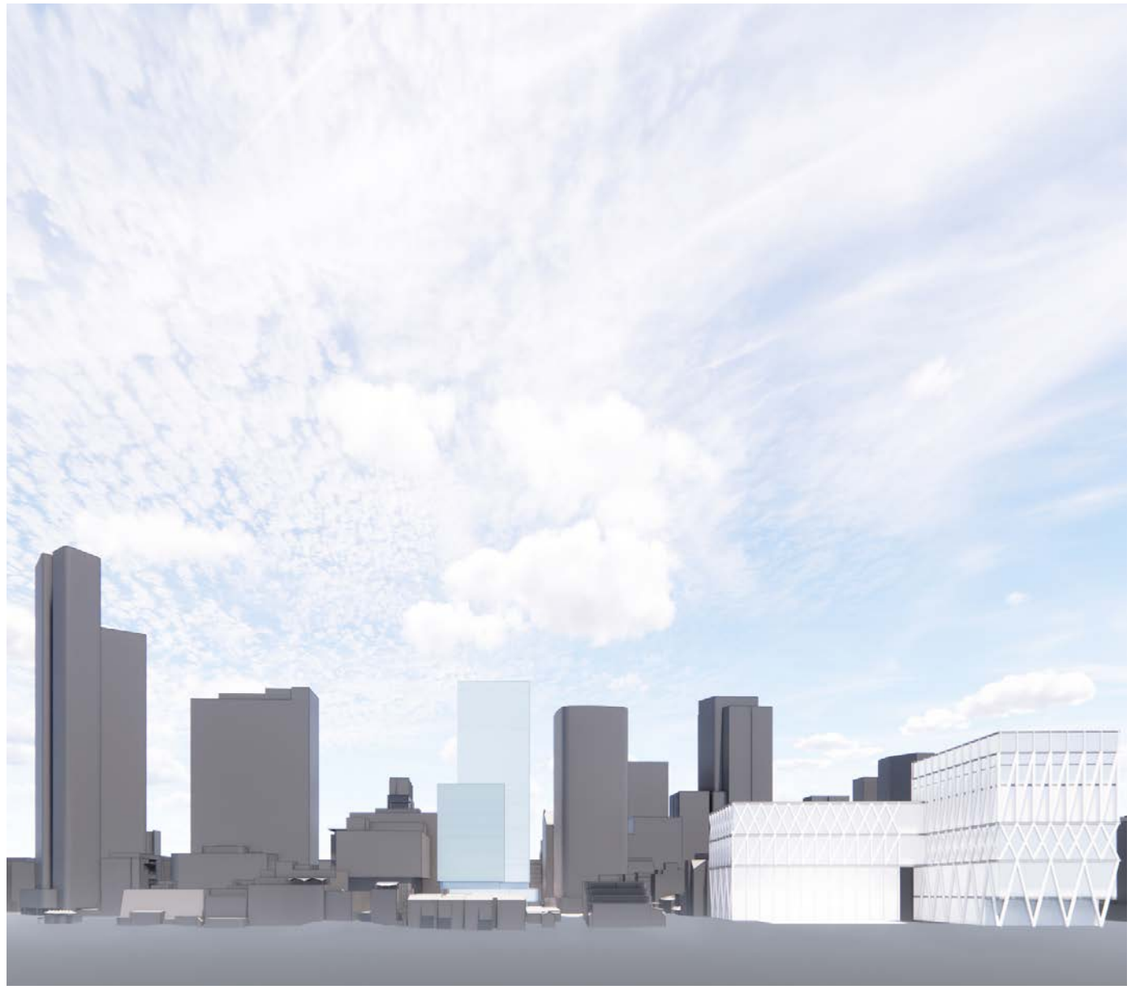


A. Tower footprint as 85% of envelope, 2740sqm GBA

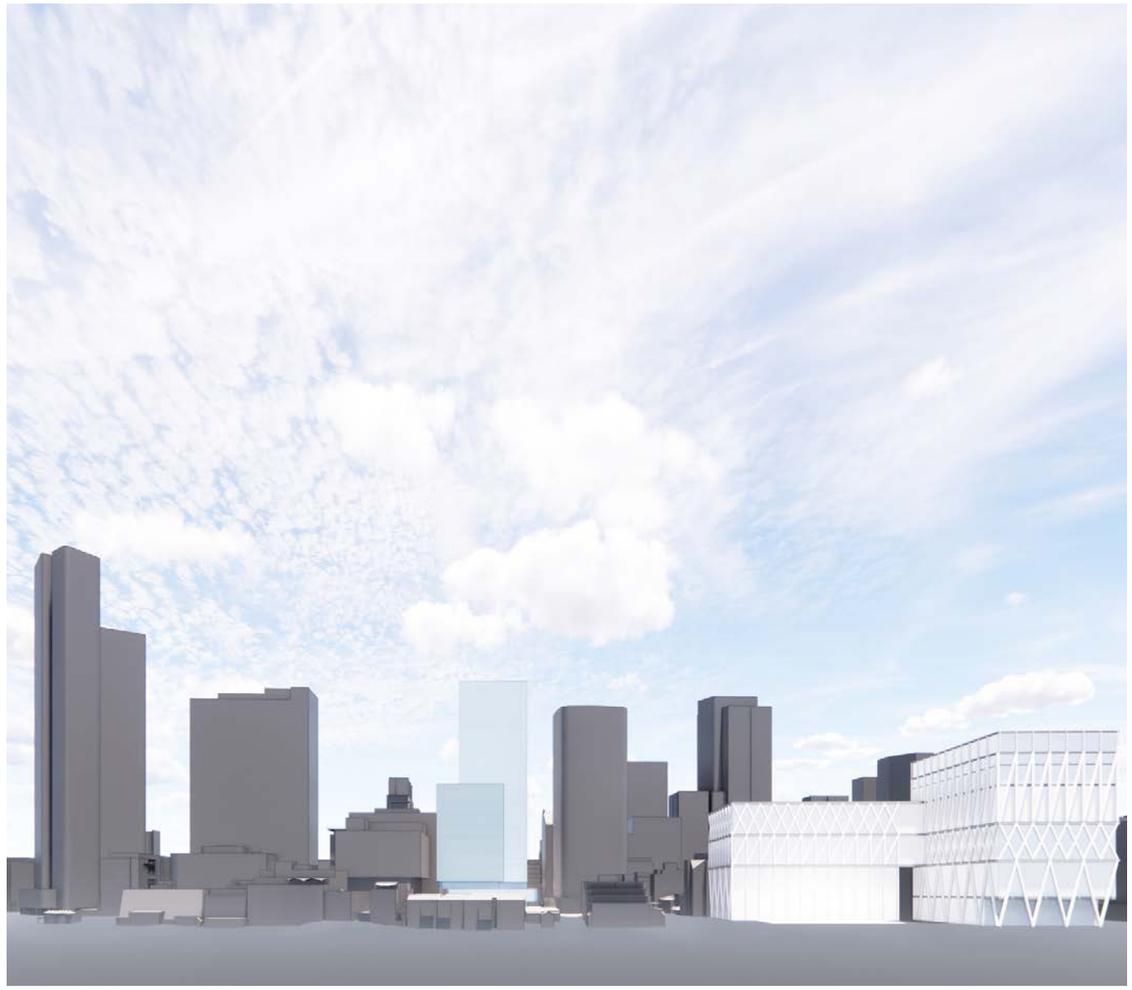


B. Tower footprint as max. 2,500sqm GBA

3D Model Massing Comparison Studies
North Aerial

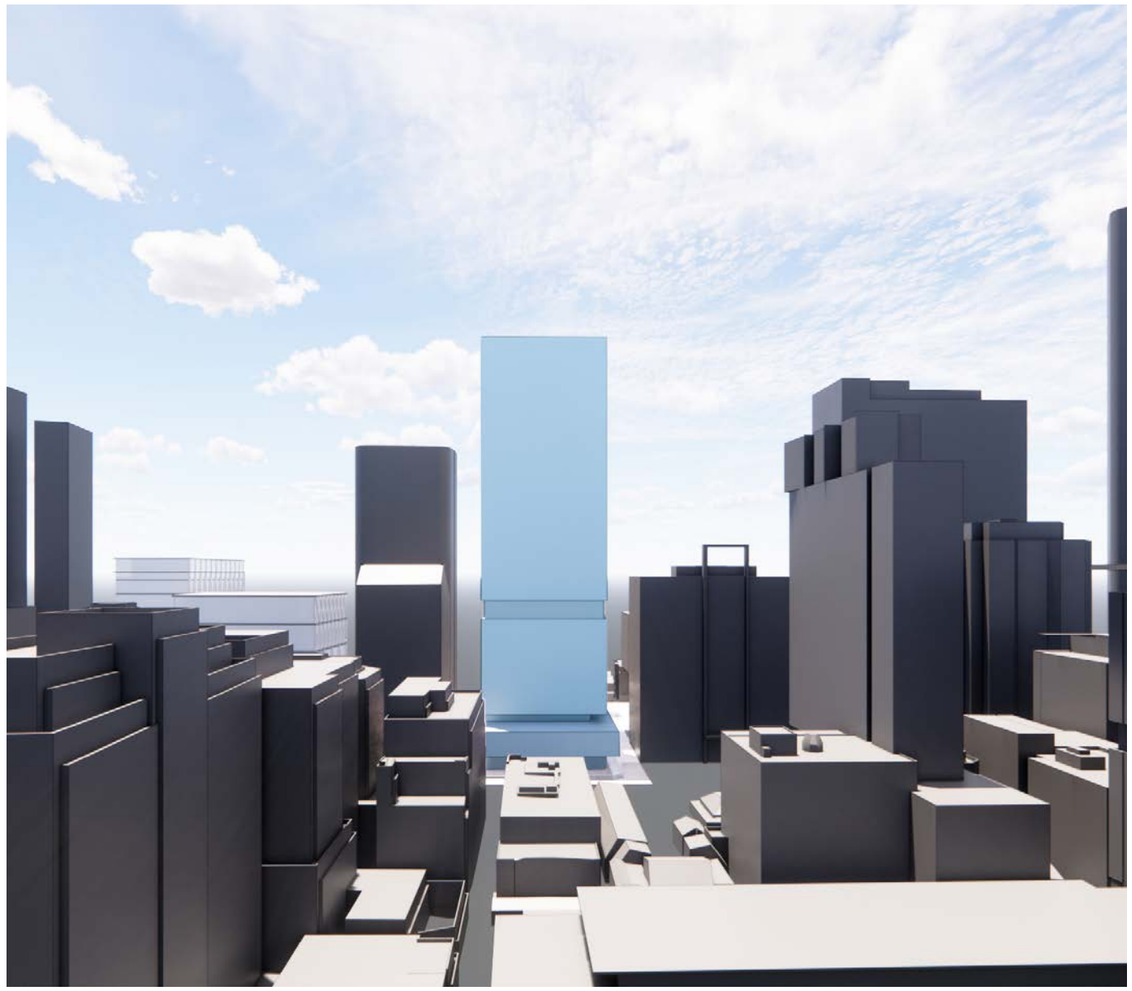


A. Tower footprint as 85% of envelope, 2740sqm GBA



B. Tower footprint as max. 2,500sqm GBA

3D Model Massing Comparison Studies
South Aerial



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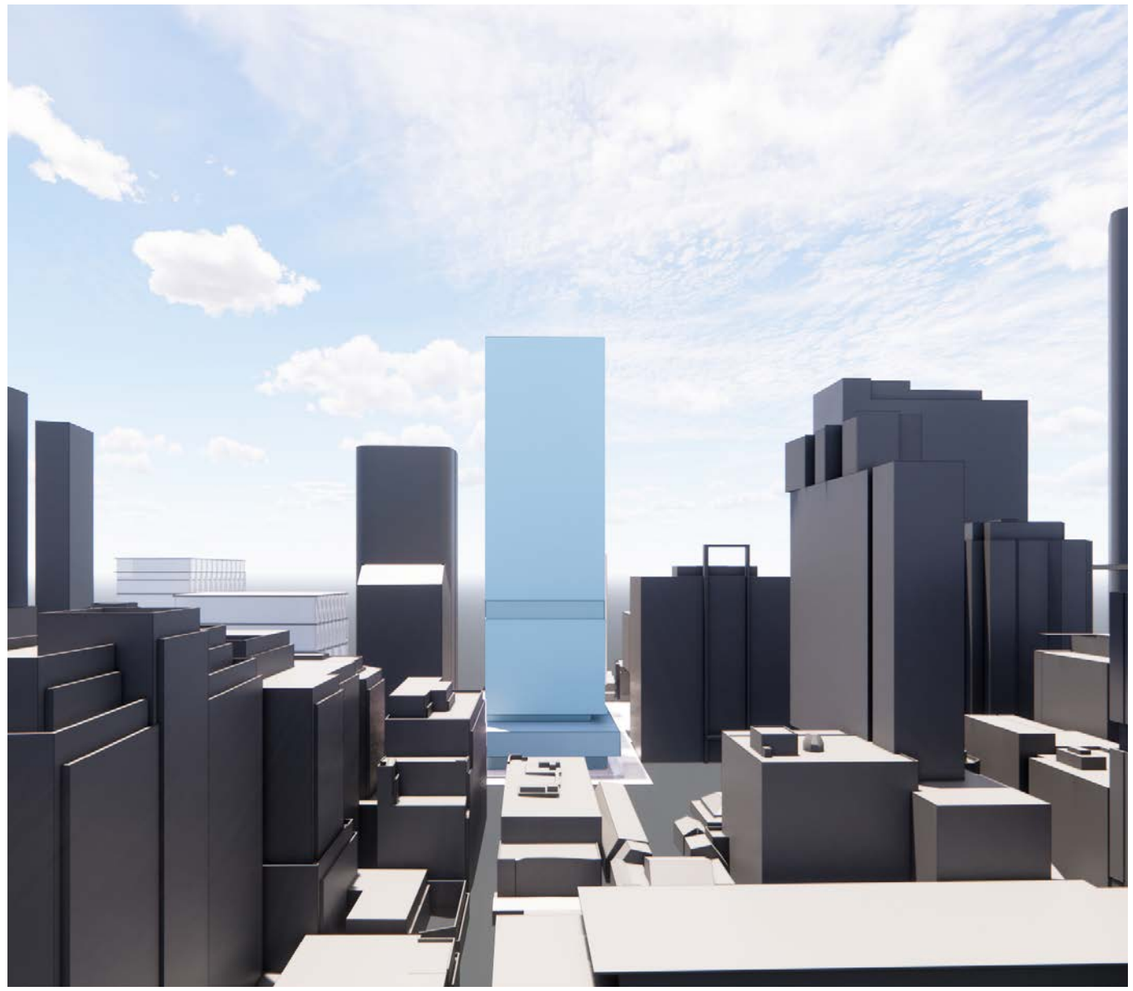


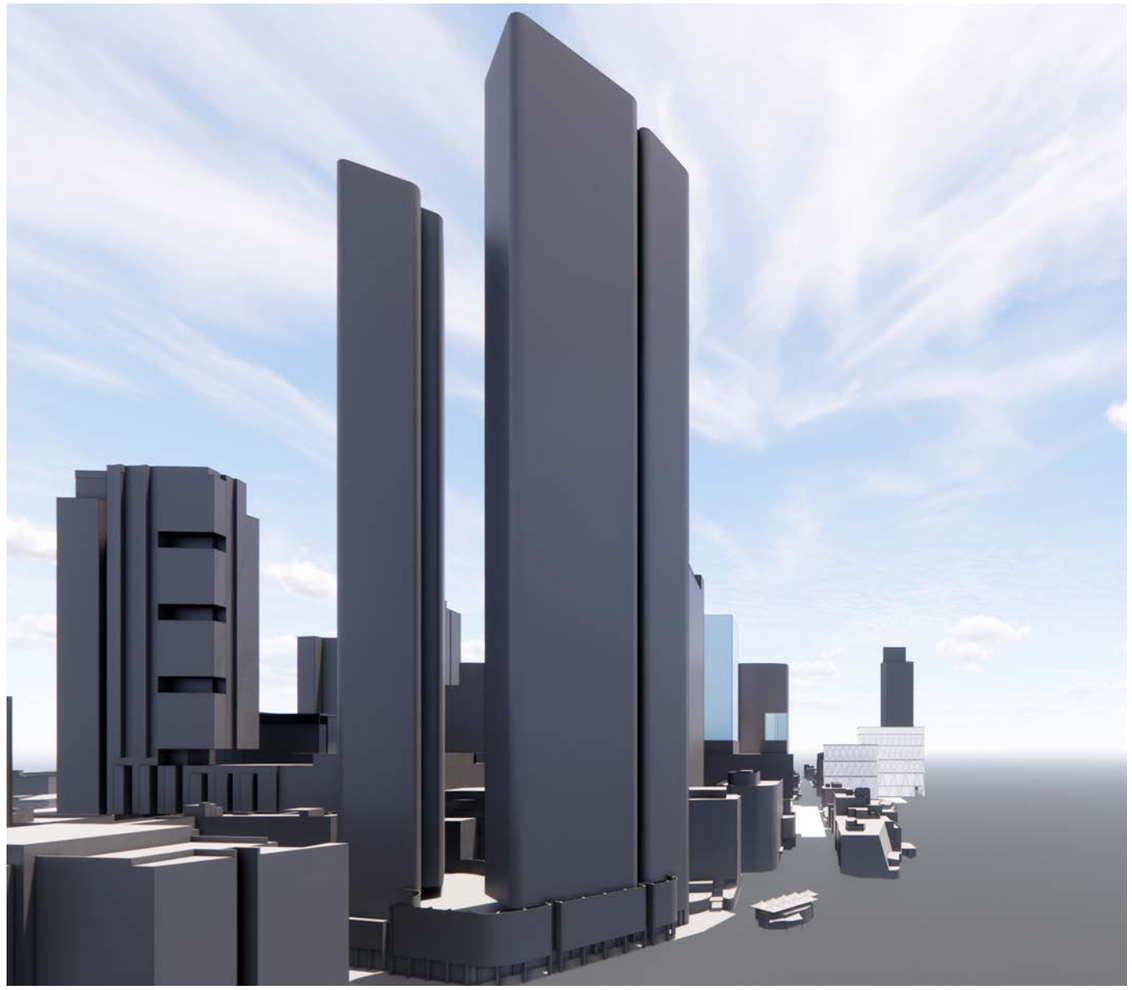
B. Tower footprint as max. 2,500sqm GBA

3D Model Massing Comparison Studies
East Aerial looking West along George Street

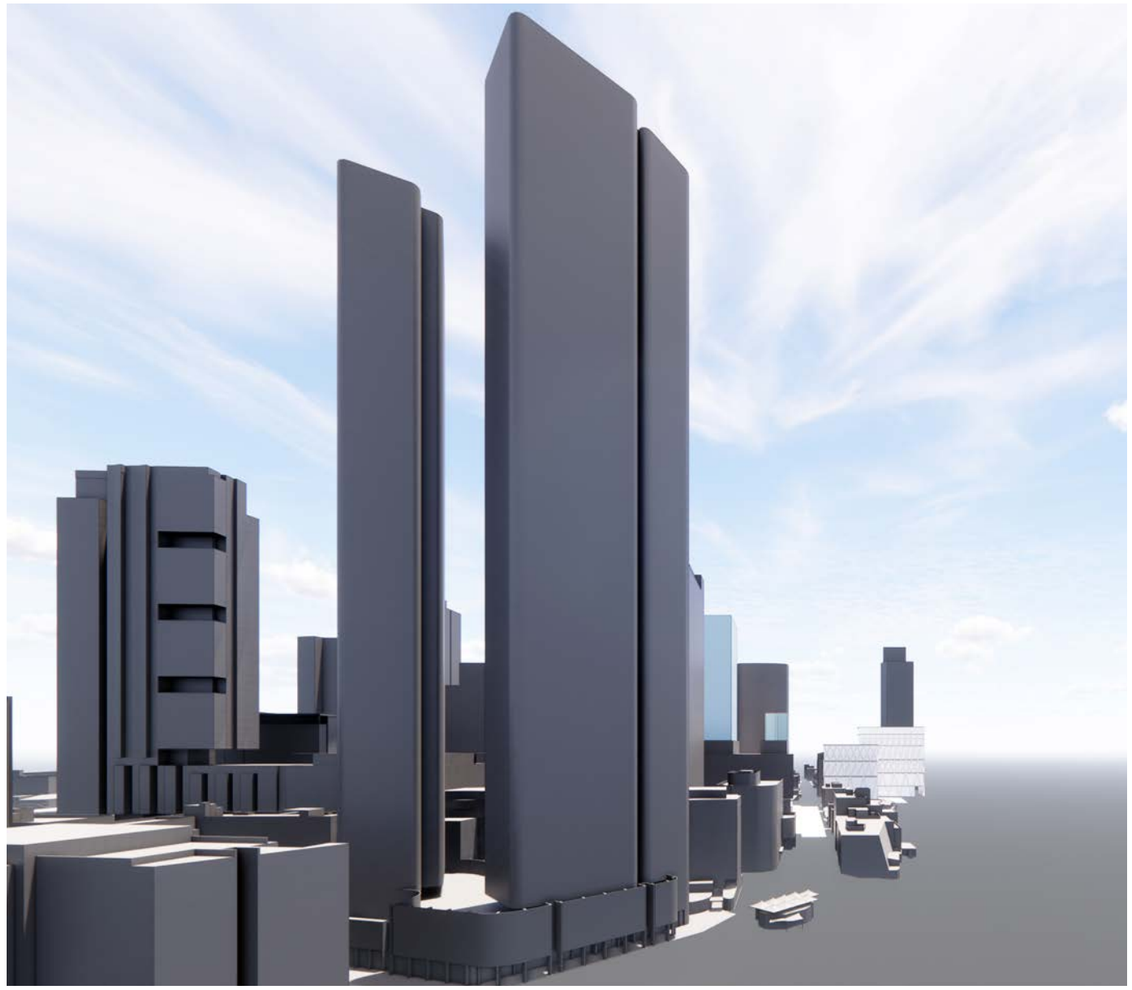
A. Tower footprint as 85% of envelope, 2740sqm GBA

B. Tower footprint as max. 2,500sqm GBA

3D Model Massing Comparison Studies
North East Aerial

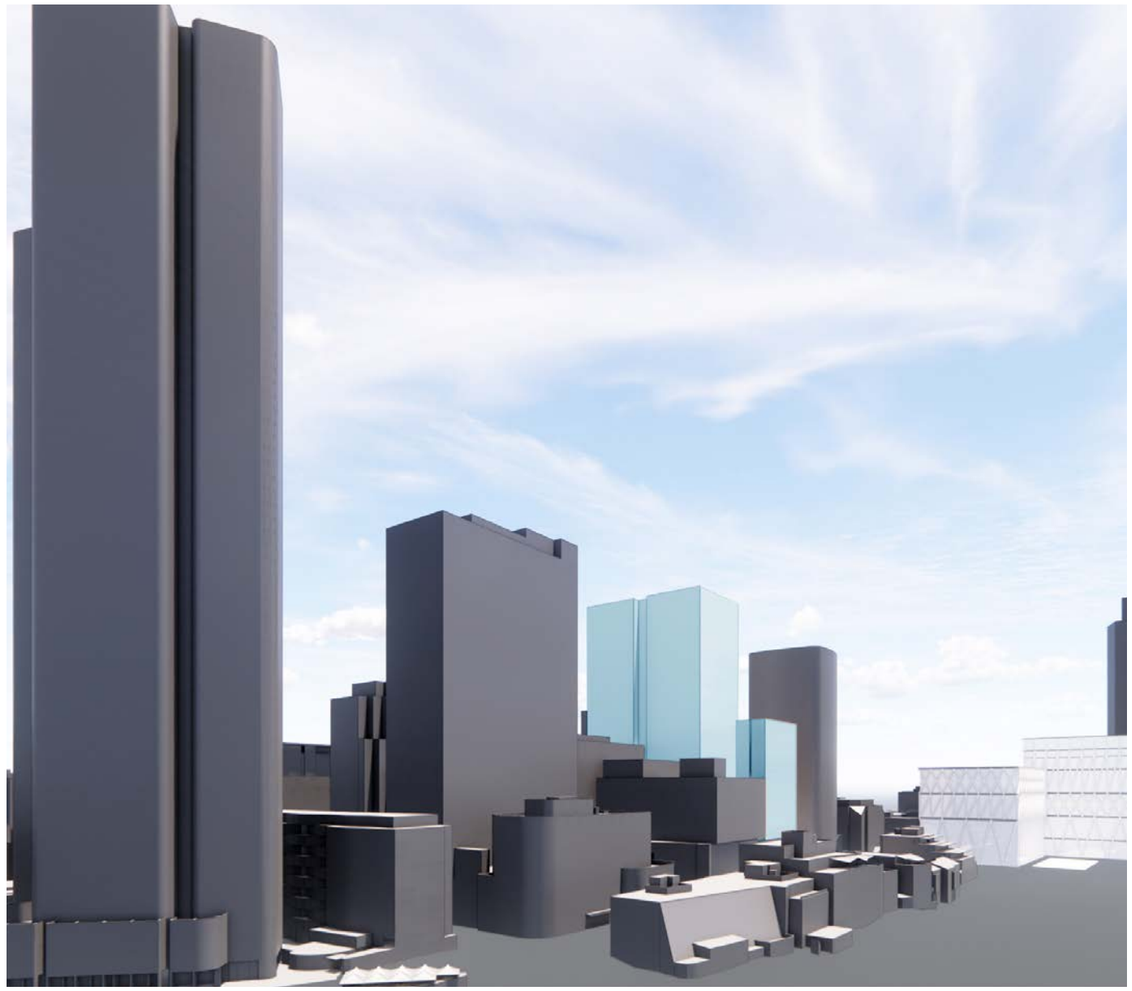


A. Tower footprint as 85% of envelope, 2740sqm GBA

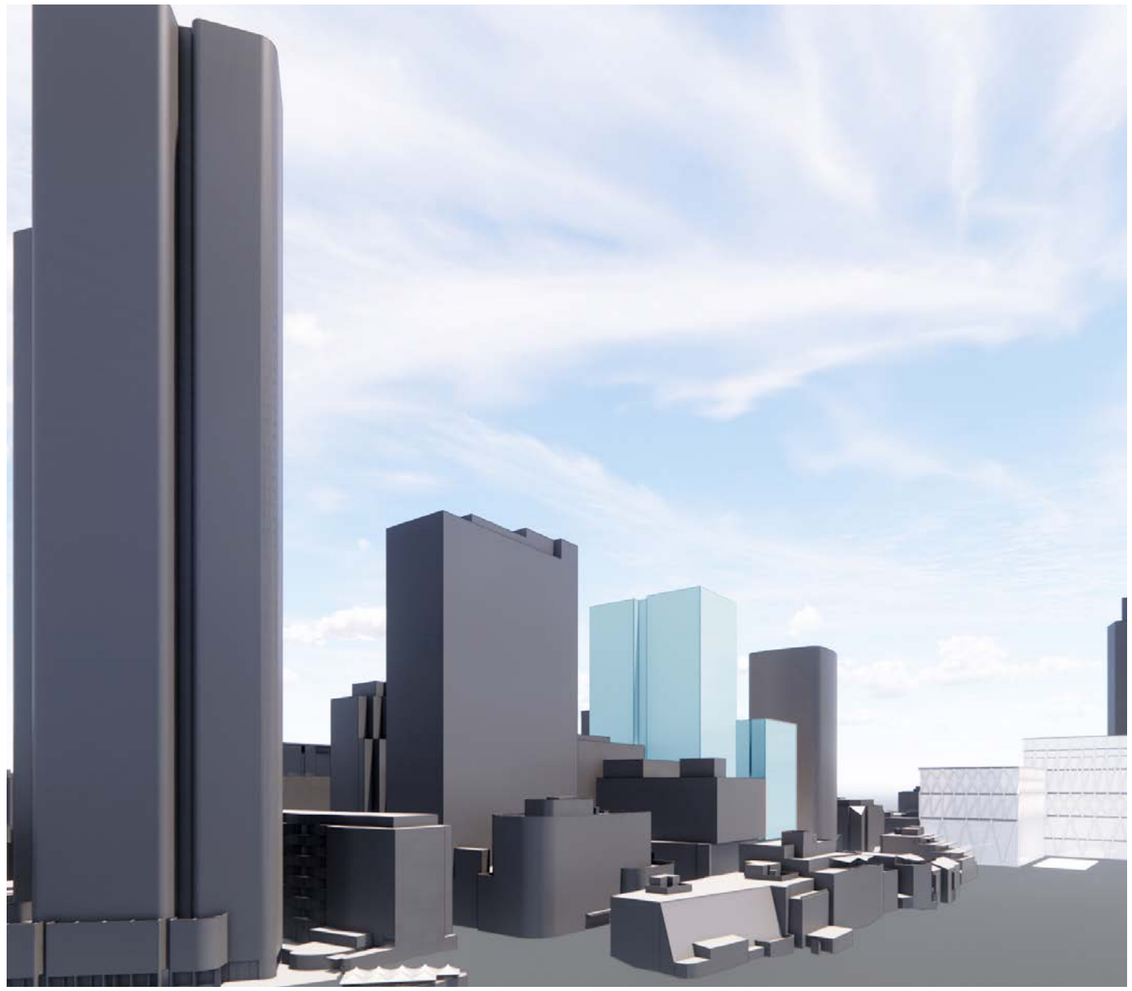


B. Tower footprint as max. 2,500sqm GBA

3D Model Massing Comparison Studies
North East Aerial

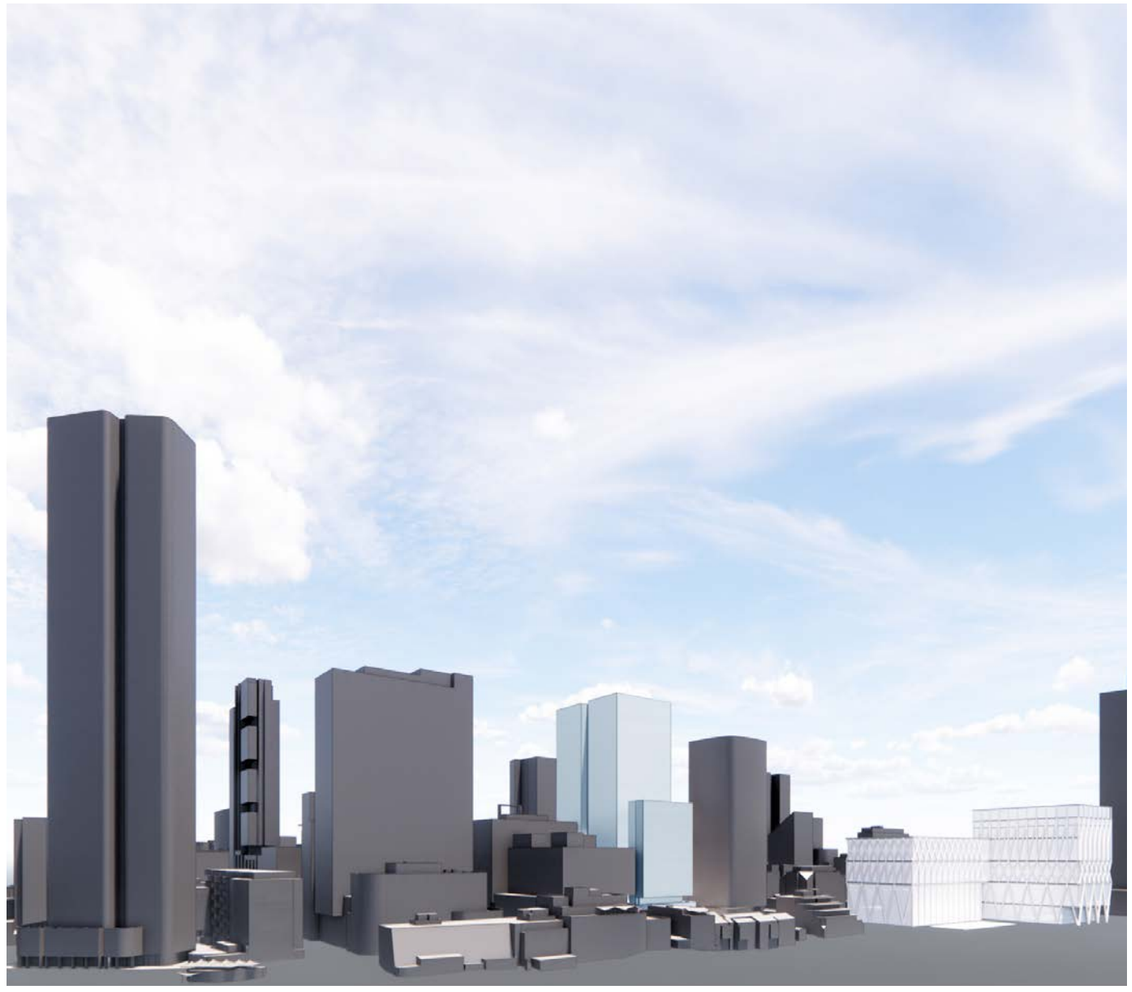


A. Tower footprint as 85% of envelope, 2740sqm GBA



B. Tower footprint as max. 2,500sqm GBA

3D Model Massing Comparison Studies
North Aerial



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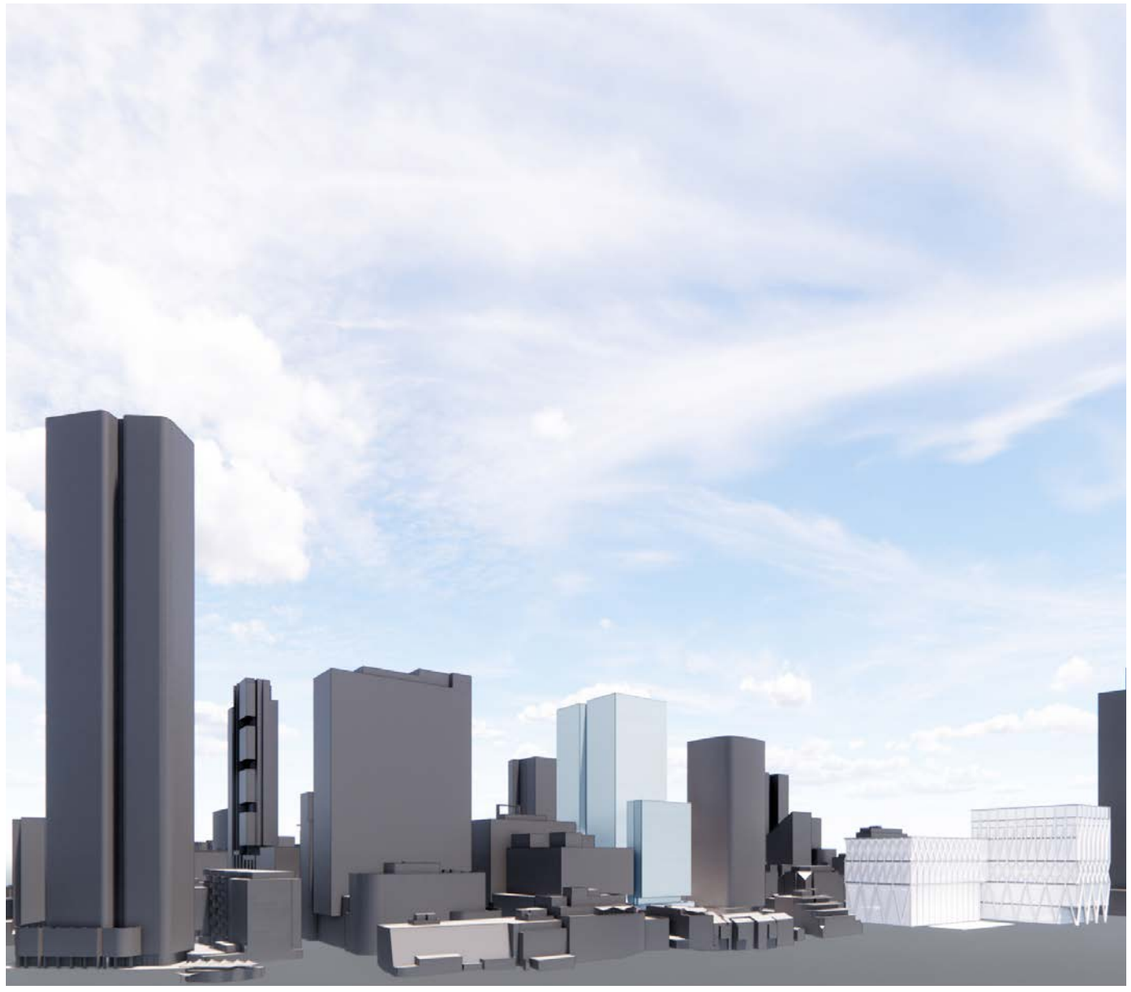
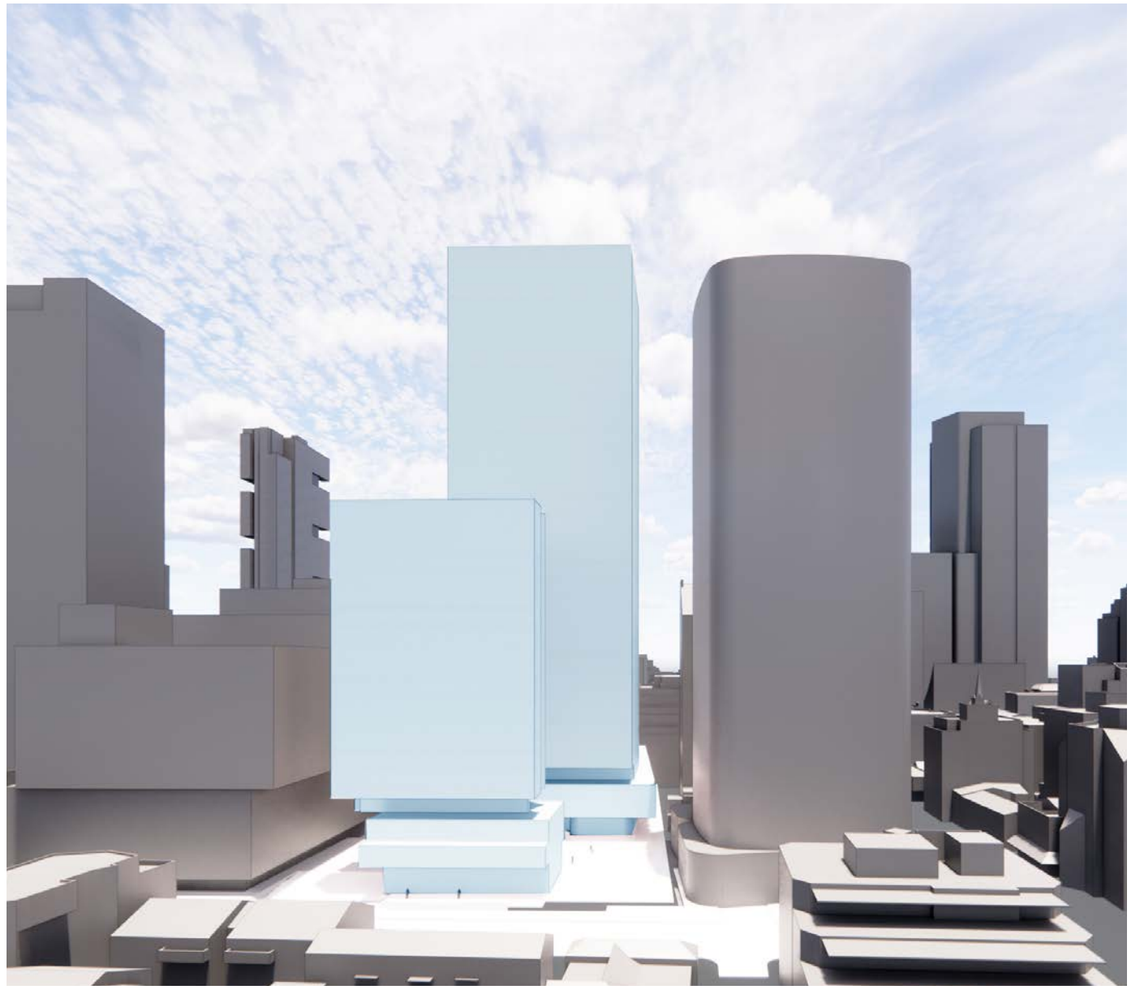


B. Tower footprint as max. 2,500sqm GBA

3D Model Massing Comparison Studies
North Aerial



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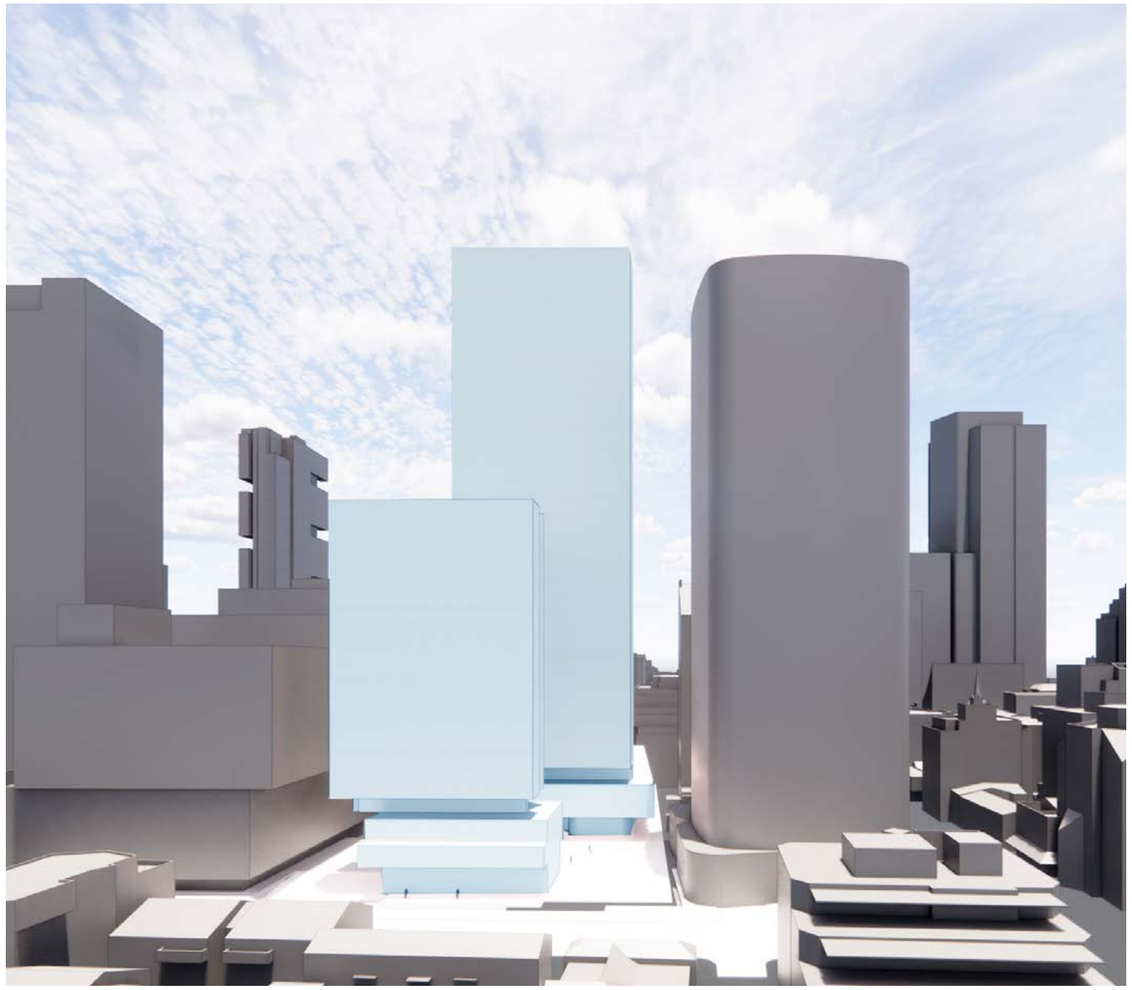


B. Tower footprint as max. 2,500sqm GBA

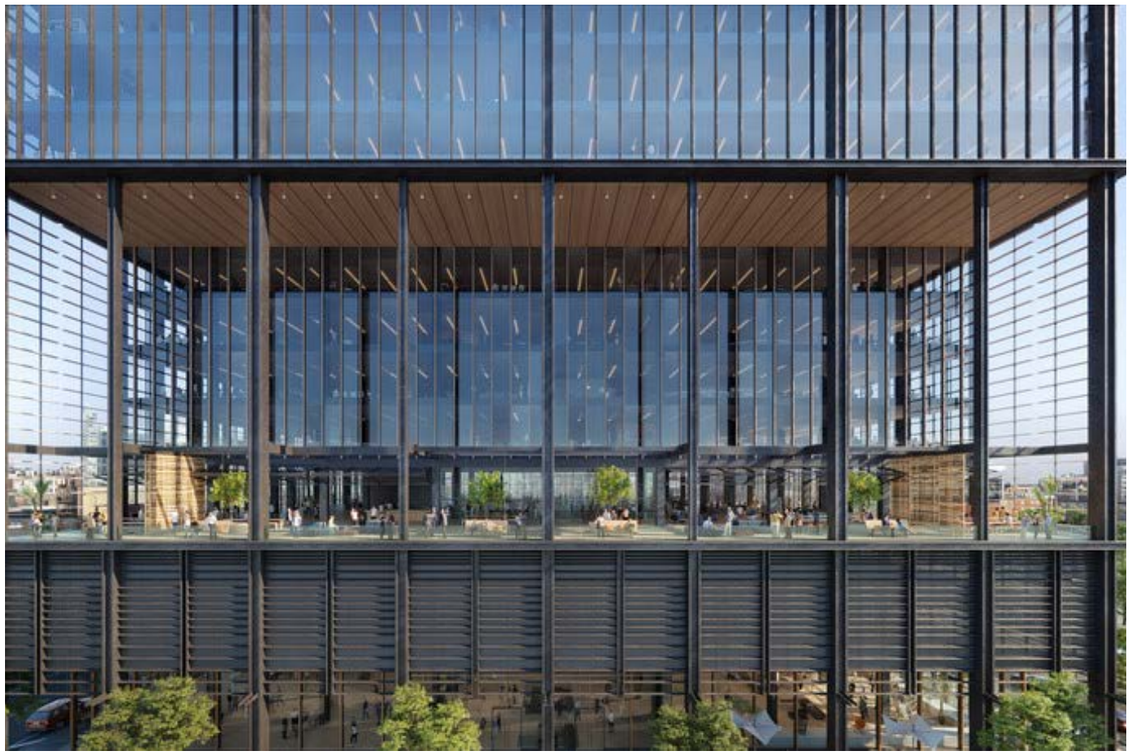
3

Stage 1 DA Built Form Controls

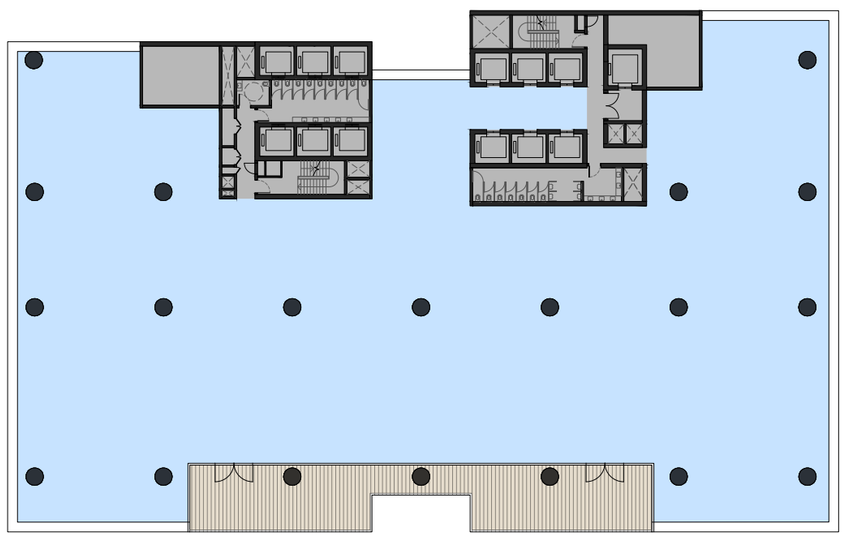
GBA vs GFA Design features

A number of relevant design opportunities should be future-proofed and facilitated within the proposed envelope framework. These are the design opportunities which do not contribute to GFA (gross floor area) or NLA (Net Lettable Area) but would contribute to GBA (gross building area) calculations. A reduction of the building footprint or GBA to a literal translation of the target floor-plate and conventional commercial office planning principles will compromise the contingency and ability for these design opportunities to be considered. This framework has been set up so that any future Design Excellence competition is not reduced to a just a façade/ externally focused process.
These design opportunities are detailed/illustrated further on the following pages.

Break-out terraces within the contemporary office environment provide opportunities for greater occupant amenity, potential for mixed-mode systems, additional thermal layering and landscaped spaces beyond the ground plane, further solar protection through recessed glass beyond balcony line.



External Terraces and break-out spaces (GBA, non-GFA)



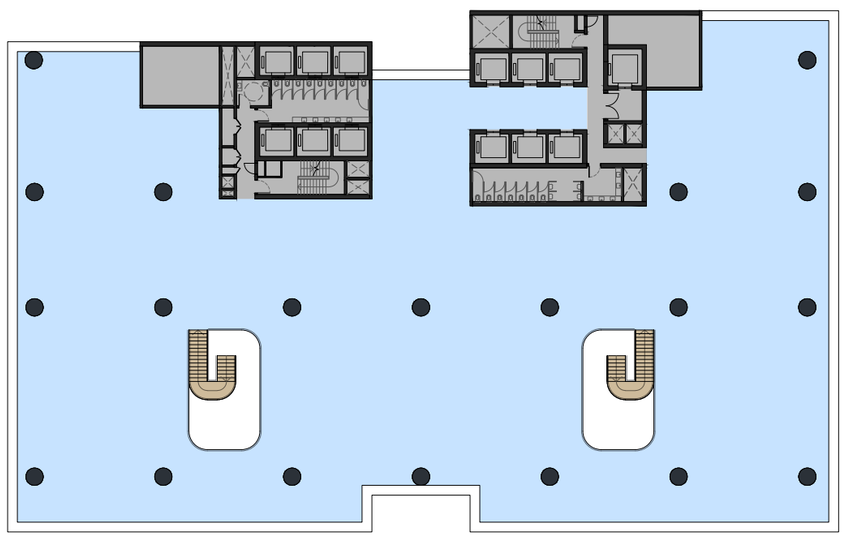
Example terraces as reference design overlay

Break-out spaces in the office environment. source: SOM

GBA vs GFA
Internal Communication and Circulation Voids

Internal communication stairs and slab cut-outs provide visual and physical social interaction between floor-plates, enabling views or movement without the need to use lifts or fire stairs between levels. Communication voids provide the opportunity for less conventional, linear planning arrangements as a social, more radial planning hierarchy often emerges from these nodes as focal points. Communication voids contribute to building GBA but would be excluded from GFA/NLA calculations.

Communication voids (GBA, non-GFA)

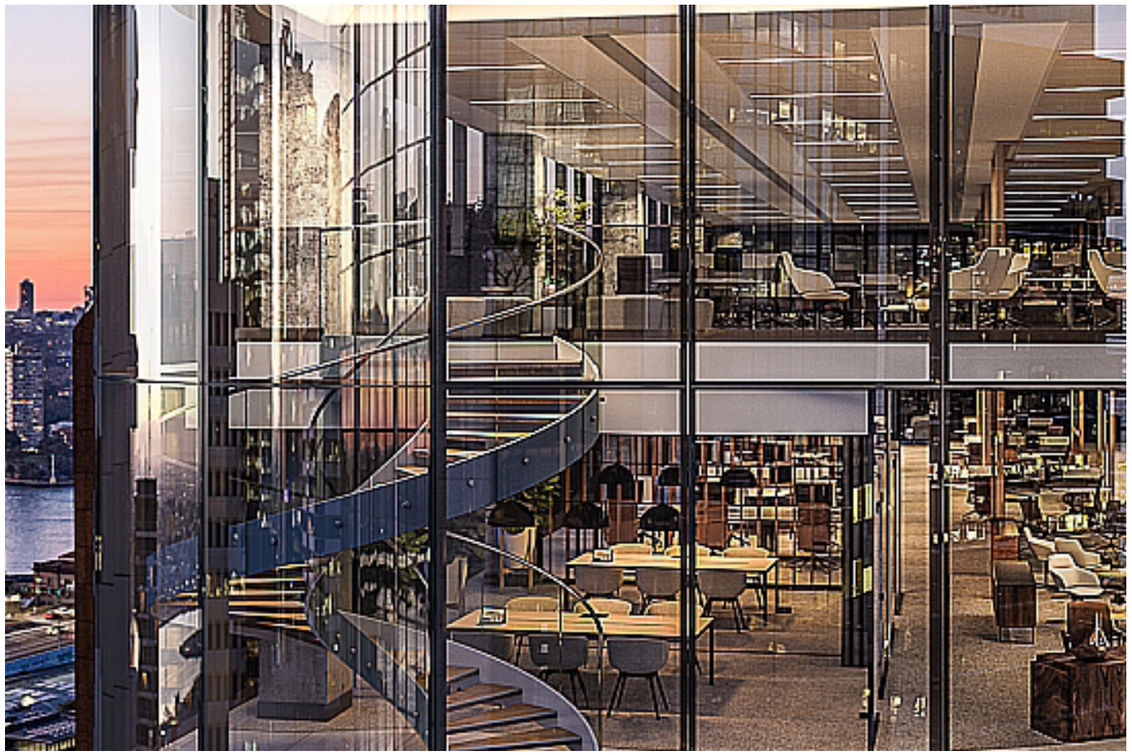


Example voids as reference design overlay

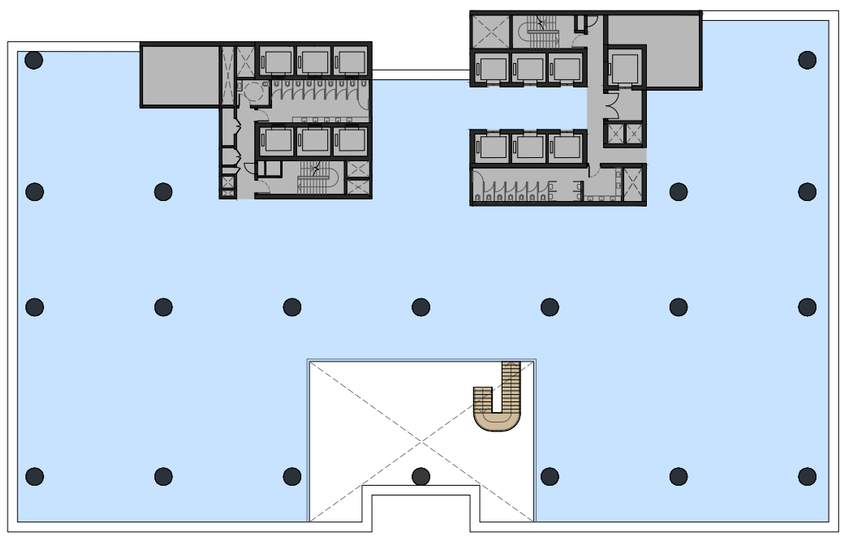
Movement and communication between work floors. source: Mirvac

GBA vs GFA
Perimeter Voids

Perimeter voids allow light further into office floor-plates and provides an innovative office floor hierarchy where the more social/interactive spaces are given priority to the building perimeter. The voids can span a number of floors, linking tenancies or vertical communities through a common atrium/active spine. Gestures such as perimeter voids contribute to building GBA but would be excluded from GFA/NLA calculations.



Perimeter voids or atria (GBA, non-GFA)



Example perimeter void as reference design overlay

Active, communal perimeter edges within workspaces through atria. source: Polygroup

Offices

Sydney (HQ) +61 2 8295 5300
Melbourne +61 3 8621 8000

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ETHOS URBAN

2 July 2021

Mr Alex McDougall
Executive Planner – City Significant Development
City of Parramatta Council
PO BOX 32
Parramatta NSW 2124

RE: Response to Draft Condition 9(a) – maximum floor plate GBA
Concept DA for 110 George Street, Parramatta (DA/712/2020)

Dear Alex,

This letter is prepared on behalf of Longbow Asset Management Pty Ltd (the proponent) and constitutes a response to draft condition 9(a) of Council's draft conditions relating to the Concept DA for 110 George Street, Parramatta (DA/712/2020). Draft Condition 9(a) states:

> *(9) The future Stage 2 detailed Development Application must comply with the following built form requirements:*
>
> *a) The southern tower floorplate shall be limited to a maximum Gross Building Area (not including articulation) of 2,500sqm and be contained wholly within the southern tower envelope outlined on the drawings hereby approved.*

The draft condition's limitation on the size of future tower floor plates to 2,500m^2 GBA (and thereby floor plates of less than 2,000m^2 NLA) is inconsistent with the proposal's maximum of 2,740m^2 GBA tower floor plates. The draft condition is the first time the applicant has understood that Council wishes to limit the size of a future floor plate on the site to a maximum of 2,500m^2 GBA, and will negatively impact on the uniqueness of the overall project offering and the future building's competitiveness in the tenant market for the benefit of an almost indistinguishable reduction in building scale, as this letter and supporting visual impact study demonstrates (**Appendix A**).

The draft condition will result in an insignificant difference to the overall visual impact of a potential future building, but will significantly reduce the market offering of a future proposal to potential future tenants on a very large site with the capacity to accommodate a proposal of this scale in a contextually appropriate manner. This benefit is considered disproportionate to the impact on the project, inhibiting the opportunity for a 7,000m^2+ site to contribute to the variety of floor plate product which the Parramatta CBD would offer (the proposal would otherwise achieve floor plates in excess of 2,000m^2 NLA).

The draft condition is also inconsistent with the applicant's preferred approach to limit the scale of a future tower to 85% of the building envelope (allowing a substantial articulation zone of 15%), as previously offered and discussed with Council officers during the assessment process. The proponent's preferred approach was informed by extensive design testing, which in turn informed an amended reference design reflecting an appropriate built form and the achievement of an acceptable bulk and scale with respect to the site's location and context.

During the DA assessment it was demonstrated that the maximum theoretical internal dimension of a tower within the southern envelope would be 80m. The result (as demonstrated by the reference design) would be a tower which is not only of a lesser scale than any number of precedent towers approved in Parramatta and Greater Sydney, but which is consistent with the approach taken in other comparable CBD contexts (such as the City of Sydney) in assessing and determining super tower projects, where:

- the maximum internal dimension control is 100m (the proposal is well below this);
- where there is no maximum GBA control; and
- where the expected articulation zone of a proposal of this height is less than 15% (9%).

There is significant demand for large contiguous floor plates to cater to the Parramatta CBD as an evolving key commercial office destination. Currently there are limited existing or future development sites that can accommodate floor plates of the scale proposed in an orderly and economic manner with compliant setbacks.

The provision of larger floor plates is fundamental to ensure that the site can better adapt to changes over time and contribute to the Parramatta CBD as a viable commercial office destination in the future. Therefore, it is proposed that condition 9(a) be amended **to permit tower floor plates with a maximum GBA of 2,740m²**, for the reasons set out in this letter.

1.0 Background

During the assessment of the DA the proponent undertook extensive design testing of an amended reference design with a reduced scale to address concerns about bulk and scale. This rigorous testing resulted in an amended reference design which reflected an appropriate built form and a reduced bulk and scale, contextually fitting the site's location and context. The following wording was proposed by the applicant to satisfy the Council and the Panel's request for a condition of consent to be imposed to limit the bulk and scale of the future building within the southern building envelope:

> *"Floor space associated with the detailed design of the future southern building is not to occupy more than 85% of the approved building envelope. The 15% 'articulation' zone can include architectural articulation, external façade depth and external sun shading."*

The applicant's preferred control limits the scale of the building to 85% of the envelope as shown in **Figure 1**. This approach is consistent with the City of Sydney's approach for super towers of this scale envisaged by the *Central Sydney Planning Strategy.*

The amended reference design, complying with the applicant's preferred control, would allow for floor plates with a GBA of 2,740m^2 (resulting in an NLA of 2,190m^2). The reference design demonstrated an appropriate concept of suitable built scale and represents good practice by requiring a significant articulation zone (15%) for a future proposal, promoting a variety of building forms through the future design competition. It was proposed that the 15% articulation zone would accommodate architectural articulation, external façade depth and external sun shading only (no floor space). The amended reference design, which conforms with the proposed articulation control, illustrated an indicative building with a maximum internal dimension of 80m and maximum facade length of approximately 68m, commensurate with the scale of other CBD buildings.

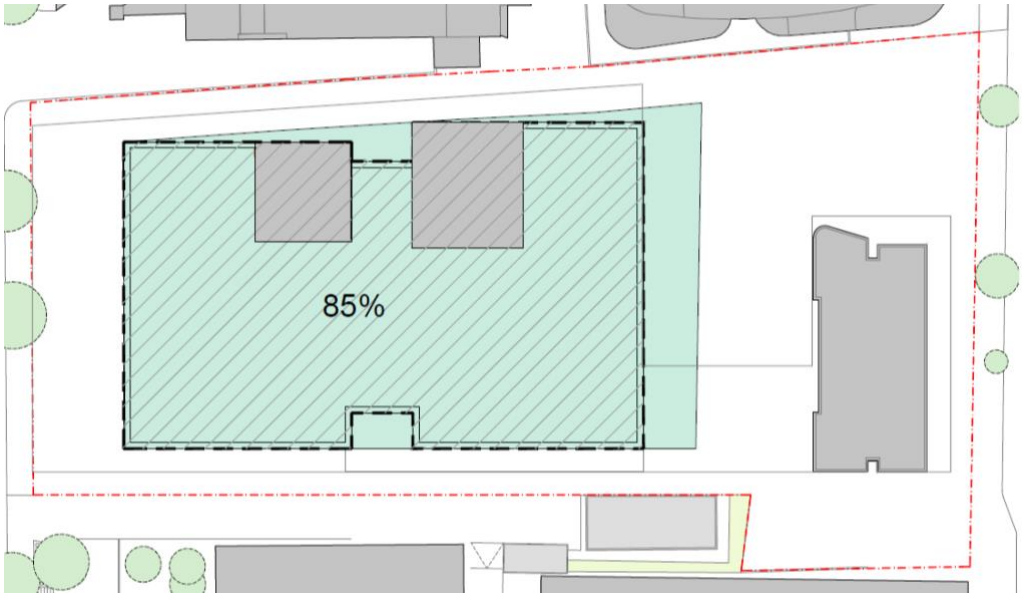

Figure 1 – Figure illustrating potential future building within the planning envelope

Source: Crone Architects

2.0 Appropriate bulk and scale

The draft condition would limit a future building within the southern building envelope to floor plates with a maximum GBA of 2,500m^2, resulting in a visibly negligible reduction to the scale of a future building. The proposed reduction would theoretically result in an approximate 1m perimeter offset (**Figure 2**), the benefit of which ultimately is disproportionate to the impact on the future building's competitiveness in the tenant market.

The proposed reference design demonstrates that a future building achieving the target GBA will achieve an appropriate bulk and scale outcome that will not result in an overwhelming visual impact. The proposed reference design is a proof of concept of an appropriate built form that will cater to the targeted need of large floor plate demand and remain compatible with the existing and future context of the Parramatta CBD. The resulting reduction in GBA from the draft condition would theoretically result in minimal difference to the overall visual impact of a potential future building, as illustrated in the 3D model massing in **Figure 3** to **Figure 6** and in **Appendix A**.

However, the reduction in GBA will restrict the site's ability to maximise the future building's efficiency as it compromises the contingency and capabilities for innovative design opportunities within the building which do not contribute to GFA or NLA but which provide design options for improved amenity. Such design opportunities include external terraces, break out spaces, communication voids and permitter voids.

Limiting the maximum tower floor plate GBA to 2,500m^2 will ultimately reduce the project's potential to deliver a unique office product, required to attract a broad market of major tenants to the Parramatta CBD on a significantly large site with the capacity to accommodate it. The provision of larger floor plates is fundamental to ensure that the site can better adapt to changes over time and remain competitive for major commercial occupiers, but will contribute to the Parramatta CBD as a viable commercial office destination in the future.

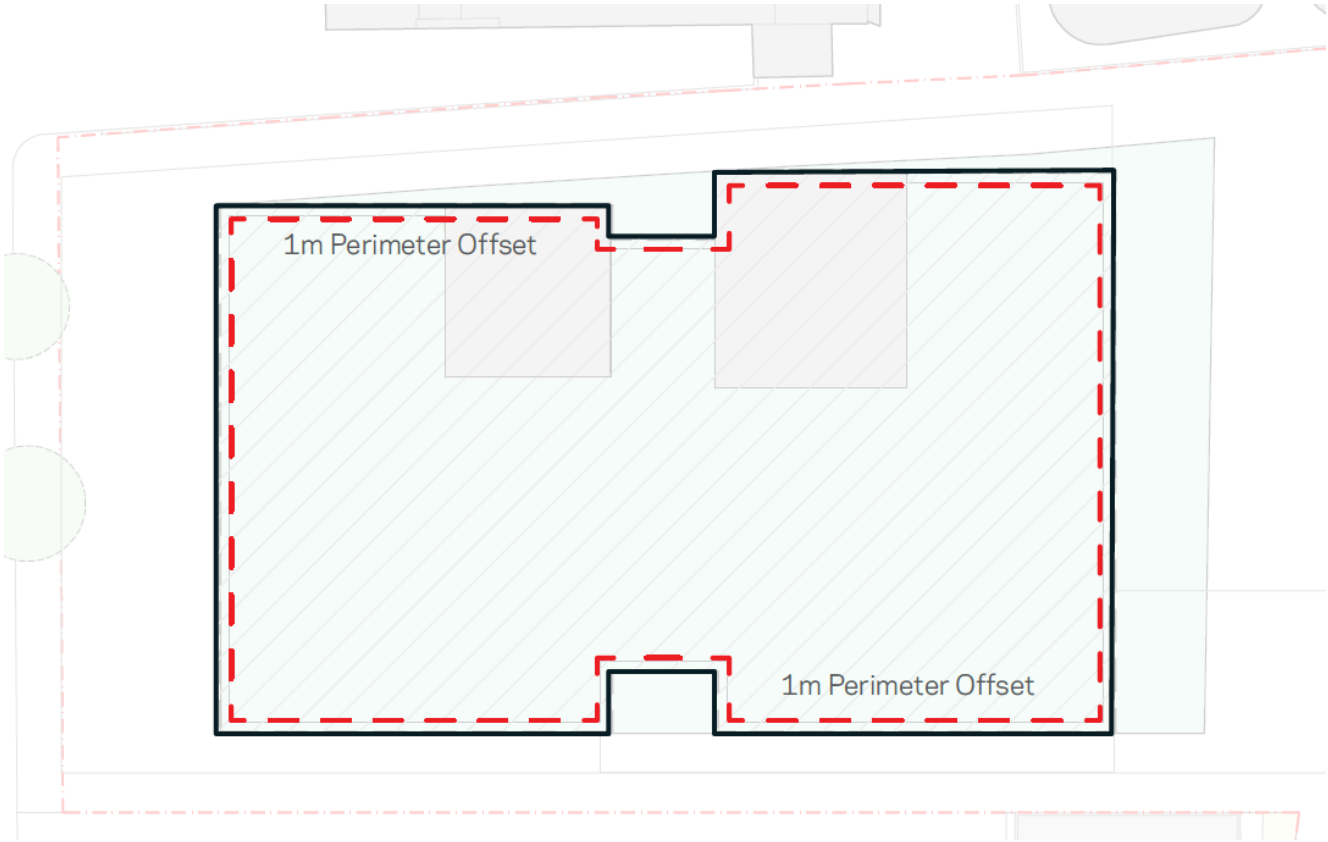

Figure 2 – Comparison of the reference design GBA 2,740m^2 (outer black line) and draft conditioned GBA 2,500m^2 floor plate (dotted red line)

Source: Crone Architects

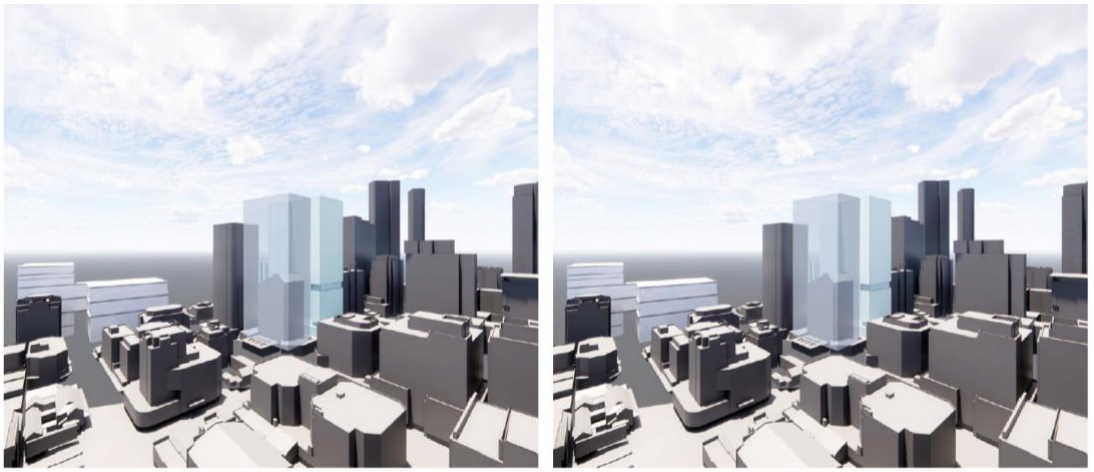

Figure 3 – Comparison of the reference design GBA 2,740m^2 (left) and draft conditioned GBA 2,500m^2 reference design from a south-west perspective

Source: Crone Architects

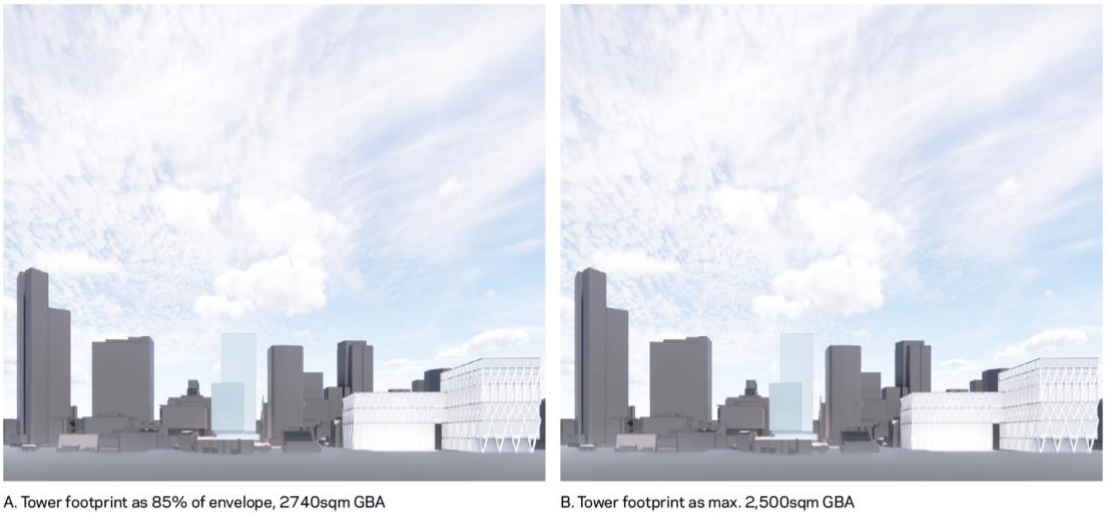

Figure 4 – Comparison of the reference design GBA 2,740m^2 and draft conditioned GBA 2,500m^2 reference design from a northern perspective

Source: Crone Architects

Figure 5 – Comparison of the reference design GBA 2,740m^2 and draft conditioned GBA 2,500m^2 reference design from a southern perspective

Source: Crone Architects

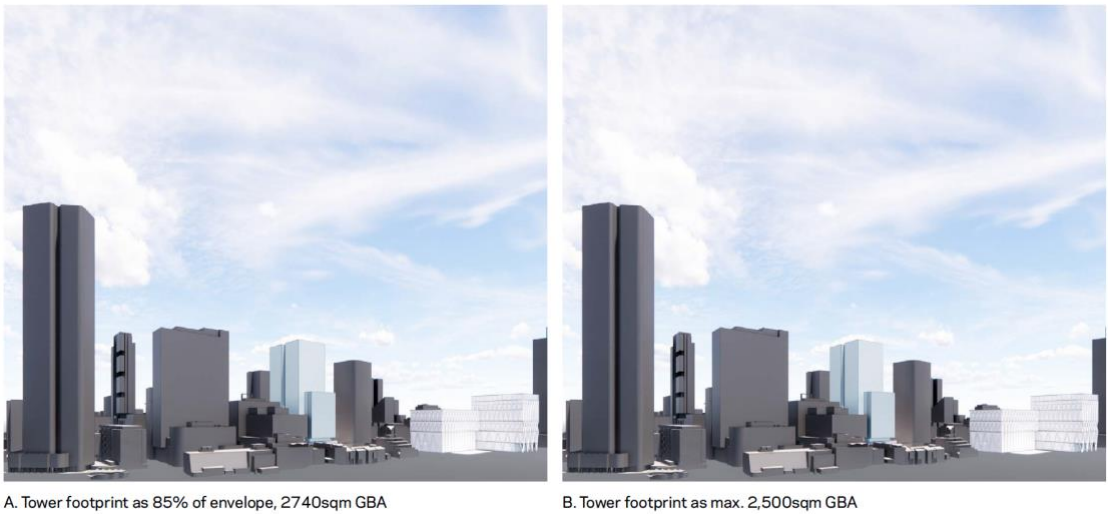

Figure 6 – Comparison of the reference design GBA 2,740m^2 and draft conditioned GBA 2,500m^2 reference design from north-east perspective

Source: Crone Architects

3.0 Demand for large contiguous floor plates

Council's draft condition would limit a future tower floor plate to a GBA of 2,500m^2, result in a resulting in a maximum floor plate NLA of 2,000m^2 (and likely lower depending on efficiencies). This would be below the project target and result in a lost opportunity to provide a unique commercial product for floor plates in excess of 2,100m^2 NLA, highly sought after in the Parramatta CBD by commercial tenants and which would not be achievable on many sites in the Parramatta CBD, particularly with compliant tower setbacks.

The Parramatta CBD is evolving as a key commercial office destination that is well placed to support the recent structural shift occurring across Greater Sydney. In particular, tenant demands and requirements within the commercial office market are continually evolving with a recent movement towards open plan, flexible spaces that provide collaborative workspaces, seamless integration with technology and buildings that incorporate sustainable initiatives. These trends have been emphasised through the COVID-19 pandemic.

A review of recent major tenant pre-commitments across Greater Sydney's commercial office tenants suggests the following trends and requirements are common requirements for occupiers:

1. Desire for premium and A grade commercial office space;
2. Need for large, efficient floor plates (open plan and flexible spaces) to support a central headquarters for business over fewer but larger contiguous levels;
3. Need for excellent access and amenity in the building and immediate area in order to attract and retain occupiers and staff; and
4. A unique built form and physical environment provides a key attractor and point of difference for some businesses.

It is recognised that a key driver in demand in metropolitan office markets is the provision of prime office stock across large contiguous floor plates. This is due to requirements of modern occupiers and businesses typically preferring large spaces to allow a company to locate on one or more interconnected floors rather than across multiple levels. This is beneficial for corporate headquarters and major occupiers who seek to establish a head office and seek improved connectivity, collaboration as well as workplace flexibility which appeals to their broad workforce.

Tenants in metropolitan office markets seek large floor plates to enable 'campus style' corporate facilities, including customised fit-outs and experiences that align with the desired corporate culture and vision, all for a more affordable price point than could be achieved in core markets like the Sydney CBD. In the more central core markets such as the Sydney CBD and North Sydney CBD, typical floor plates for modern developments are in the order of 1,300-1,500m^2, however, for metropolitan office markets such as Parramatta, there is a need to provide facilities that can compete with other metropolitan office markets such as Macquarie Park, where larger floor plates are provided. In the case of Macquarie Park and Sydney Olympic Park, floor plates can be in excess of 3,000m^2 and are aimed to attract large businesses seeking 'campus' style facilities in suburban markets.

Key occupiers in Parramatta are attracted to the larger floor plates on offer as highlighted in the recent take-up of the following modern commercial office projects:

- Department of Education – 105 Philip Street (2,160-2,500m^2 NLA floor plates)
- NAB – 3 Parramatta Square (3,000m^2 NLA floor plates)
- NSW State Government – 4 Parramatta Square (2,300m^2 NLA floor plates)
- Property NSW – 6 and 8 Parramatta Square (3,000m^2 NLA floor plate average)
- 6 Parramatta Square (2,800-3,100m^2 NLA floor plates)
- 8 Parramatta Square (2,300m^2 NLA floor plates)

As a result, floor plates of at least 2,190m^2 NLA are targeted for the site in order to align with modern tenant requirements. This would enable the development to appeal to a broad market of major tenants that could be attracted to Parramatta due to the quality and efficiency of the design which would be considered best in class.

Currently there are limited existing or future development sites that would be able to provide this level of scale, efficiency and amenity in Parramatta and as such, the site holds latent opportunity to deliver a high-quality commercial office building that will associate strongly with occupiers seeking 'campus' style floor plates.

4.0 Proposed amendment to Condition 9(a)

For the reasons stated above, it is requested that the draft condition be amended. Whilst it is the proponent's preference to use the prepared condition with a 15% articulation control as abovementioned, if Council's preference is to control the maximum GBA floor plate achievable, the applicant is willing to accept a control limiting a tower floor plate GBA to 2,740m^2 (see amended draft condition below):

> *a) The southern tower floorplate shall be limited to a maximum Gross Building Area (not including articulation) of* ***2,740sqm*** ~~*2,500sqm*~~ *and be contained wholly within the southern tower envelope outlined on the drawings hereby approved.*

Given the planning merits described above, it is recommended that condition 9(a) is amended as proposed.

Yours sincerely,

Kimberley Bautista
Urbanist – Planning
0431 054 927
kbautista@ethosurban.com

Chris Ferreira
Associate Director – Planning
0423 976 803
cferreira@ethosurban.com